

**Glenshire Devonshire Residents Association
Board of Directors Regular Meeting Minutes
May 12, 2022
Video/Teleconference**

Directors Present

Adrian Juncosa, Julia Collins, and Kathleen Raber. Board members Miriam Rack and Claudia Hanson not present.

Other Present: Lori Kelley – GDRA, owners (per conference name provided) Kathy Echols and Reef Eco, and recording secretary Judy Friedman

I. Call to Order and Establishment of Quorum

Vice-President Juncosa called the meeting to order at 6:08 PM. A quorum was established.

II. Property Owner Comments

There were no comments on items not on today's agenda.

III. Reports

A. Operations Manager Report

Kelley updated the Board during the meeting.

IV. Unfinished Business

A. Consent Calendar

1. Approval of Minutes – March 31, 2022 and April 20, 2022 special meeting minutes
2. Monthly Financial Reports
3. Committee Minutes
4. 2021 Income Tax Return Extension
5. Correspondence
6. 2022 Event Calendar
7. 2022 Summer Micro Transit Pilot Program Update/TSSA5 Funds
- ✓ 8. Local Roadway Safety Plan Update

In response to questions regarding Items 7 and 8, Kelley said she has heard from Alfred Knotts. The Town has agreed to operate one zone specific to Glenshire beginning at 10:00 AM. If ridership warrants, that could be changed to 9:30 AM. Service will begin June 25. The items on Consent clarifies the 30% contribution from the Town.

It was moved by Collins and seconded by Raber to approve the Consent Calendar as presented. Motion carried unanimously.

B. Wildlife Poles Update and Request

Echols reported the poles have been painted and will be reinstalled. This has been a community project with funding from many organizations. The engineering and fabrication has been donated. The kids will show off their work at the Glenshire Elementary School open house on June 2.

Echols suggested a sign be installed on a nearby boulder explaining the poles and thanking the sponsors. A bench would also be a good amenity. The entire project cost is approximately \$1500 shy of what is needed. Echols asked for permission to move forward with the signage and bench, as well as a contribution of \$500.

Discussion followed. There was general support of a metal sign installed on a boulder and matching bench, but agreement the Finance Committee should weigh in on a contribution. In response to a question, Echols said her group is committed to maintenance, but the installation will be owned by GDRA.

It was moved by Raber and seconded by Collins to approve installation of the poles. Motion carried unanimously.

It was moved by Raber and seconded by Collins to approve installation of a metal sign on a boulder and a bench, subject to review and approval of the design, content, and location by Julia Collins and Lori Kelley. Motion carried unanimously.

The funding request will be considered with input from the Finance Committee.

C. Realtor request for using GDRA website photos for their advertising

Kelly presented the request to use GDRA photos by a realtor opening an office at Glenshire. A discussion followed on who owns the images and what the rights to use are. There was agreement that some photos were taken by GDRA staff, but not all of them. The request was not specific as to what type of images are being requested and the use.

Also, there is a cost for staff to go through the photos, determine what can and cannot be used, and work with the realtor. There should be a fee for that time.

Kelley was asked to advise the realtor that the request needs to be more specific. Also, that there will be a fee, to be determined, for staff to comply with the request, should it be approved by the Board.

D. Governing Documents Final Drafts - consider approval to distribute to Members vote

Kelley presented the final drafts with comments from the attorney, Raihane Dalvi. A lengthy discussion followed regarding the changes and recommendations. The group had specific questions regarding Short Term Rentals (STRs), Accessory Dwelling Units (ADUs) and Junior ADUs (jADUs) and how the Town ordinances come into play with the Governing Documents.

During the discussion, strategies for getting the needed 679 votes to modify the documents were considered. There was agreement that a campaign needs to be launched that encourages members to weigh in since this vote impacts the future of Glenshire. The revised documents include stronger fire safety provisions and protections for wetlands. There are several subjects that can be highlighted. It was suggested that when the revised documents are submitted to the membership for a vote, a simple explanation page be included.

The attorney joined to call to answer questions, particularly about STRs and ADUs. She made changes in real time. Dalvi noted that some detail can be included in the Rules, rather than the CC&Rs.

It was moved by Collins and seconded by Raber to approve Section 4.30.4 with revised language as stated with the exception of new ADU/jADU language that will be added regarding square footage, and maintain the language in 4.30.3 and 4.30.5 clarifying ADUs and jADUs.

4.30.4 Short Term Rental Restrictions; Exceptions The term of any lease or rental agreement shall be for a period of not less than thirty (30) days.

The foregoing 30-day minimum lease term shall not apply to those Lots in which the Owner of such Lot is a legally and in fact a primary resident. The term primary resident may be defined in Board-adopted Rules.

The 30-day minimum lease term set forth in this Section shall not apply to Owners of Lots who took title to their Lots prior to the date this Declaration is recorded (the "Effective Date") in the office of the

County recorder. All Owners who take title to their Lots after the Effective Date shall be subject to the 30-day minimum lease term, except as otherwise provided in Civil Code Section 4740.
Motion carried unanimously.

It was moved by Raber and seconded by Collins to adopt the proposed Governing Documents as amended for distribution to the membership for a vote. Motion carried unanimously.

V. New Business

A. Fund transfers

There were no fund transfers requested.


B. Board to provide summary report of Executive session meetings – March 10, 2022 and March 16, 2022

Raber provided a summary of the meetings, which addressed management salaries.

VI. Adjourn to Executive session

The Board adjourned to Executive Session at 9:03 PM.

Prepared by:
Judy Friedman
The Paper Trail

Accepted by: 
Kathleen Raber, Secretary