

**Glenshire/Devonshire Residents' Association**  
**Board of Directors Regular Meeting**  
**Minutes**  
**June 9, 2022 6:00 pm**  
**Video/Teleconference**

**I. Call to Order and Establishment of Quorum**

Present: Claudia Hanson, Adrian Juncosa, Kathleen Raber, Lori Kelley

**II. Property Owner Comments**

(Items not on the agenda)

Each speaker will be limited to 3 minutes; however, speaker time may be reduced at the discretion of the board President.

Denis Weil brought up tennis court reservations again. Activity has become phenomenally popular and we are getting conflicts between pickle ball and tennis, as well as basketball players and parents teaching kids tennis. It's becoming more evident as we approach summer that we could have more court time requirements. Wants to be sure it's at least top of mind, and realizes it may take time and costs and possibly budgetary constraints, but we do need a reservation system. Recently we had to hold off the pickle ball team that showed up same time tennis team did, and they had to wait about 30 minutes. Same happened with basketball players a few weeks earlier as they took over a court. Popularity of Glenshire tennis group is increasing as we get 8 people at weekly meeting. Thinks getting something started, maybe just a link. Cost hasn't been looked into, but some are free. In the interim, maybe a system can be in place like clubhouse and pool.

Suggesting short-term solution

John Falk wanted clarification of May 18<sup>th</sup> summary of changes it says in paragraph right before please vote in bold "A single vote for the two sections is necessary to avoid inconsistent and contradictory language should one of the documents be approved and the others rejected." Does that mean I have to either vote yes or no on both to be workable or can I vote yes on section one and no section 2 and still have it be a defensible document? That's my questions. My comment is I believe section 2 is inappropriate and should be rejected because when you look at the bullets under the summary, there's three, and the first bullet is that you cannot lease or rent for a period of less than 30 days. That is the definition of an STR, 30 days or less. Bullet 1 is a ban by another name. In doing so I think it's disingenuous Just say we're going to ban STRs if that's what you intend to do. This does not speak to STRs, it's really creating a minimum rental that would preclude someone from using an STR permit and paying TOT taxes because they could not comply with bullet 1 and utilize TOT. It would not be appropriate or applicable. Bullet 2 is fine as far as the CCRs by law should not be retroactive to people who purchased their property under a different set of laws, that fully legally defensible. Bullet 3 and I also disagree that you're going to treat the full-time resident differently than any other type of resident. A homeowner is a homeowner, a dues payer is a dues payer and to give them separate and unequal treatment is not just imprudent, I think it's inherently wrong. Thank you.

**III. Reports**

- A. Operations Manager Report – Mostly working on the pool. We've hired good staff, and the pool is malfunctioning (pump motor). We're doing all we can, the parts are on the way. Should be here within a week We are training staff to be prepared to reopen. Busy at clubhouse with rentals and working on getting pool and pool staff going.
- B. Facilities Manager Report – Not available

**IV. Unfinished Business**

- A. Consent Calendar **Kathleen moved to approved Consent Calendar. Approved 4-0**
1. Approval of Minutes – March 12, 2022 regular meeting minutes, May 9, 2022 special meeting/workshop minutes, and May 16, 2022 emergency meeting minutes.
  2. Monthly Financial Reports
  3. Committee Minutes
  4. Correspondence
- B. Pool Update: Lori: Wading pool unfortunately is not going to be completed this year, as the companies are out until May of next year. Most pool companies are extremely backed up. We plan to open the pool full hours, we have good staff. We probably won't be open for at least another couple weekends.
- C. 2022 Summer Micro Transit Pilot Program Update: Claudia: Super exciting. Basically an uber program sponsored by the Town and various tax sources. Glenshire agreed to put tax funds toward this. The Town is covering 1/3 of the cost. There will be an app you can put in your address, where you're going. I think there's a 10-15 minute window on either side of it. Will run 10am to 10pm. Set to start on June 25 and run through first weekend in September, 10am to 10pm, 1 zone, takes you many places. Tart Connect is name of the program. Great program, go to work, to visit, etc.

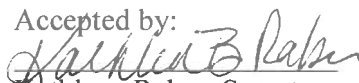
**V. New Business**

- A. Fund transfers  
**Lori requested to transfer \$40k from Plumas Operating checking into BOW operating checking. Kathleen motioned that Lori makes transfers. Motion carries.**
- B. Open forum – Governing Documents: Lori: requested to have an open forum re: governing documents. John Falk agreed it would be valuable as it's been in the past, and would like to see this happen again. Would love to see it hybrid or virtual. Board directed Lori to work on scheduling this.
- C. Board to provide summary report of Executive session meeting – May 12, 2022  
Kathleen: We spent a lot of time on wording the proposed governing documents. Dealt with property owner issues, and handled necessary things that needed to be handled because we ran over in our regular meeting.

**VI. Adjourn to Executive session**

Board adjourned to Executive Session 6:26 PM

Prepared by:  
Lori Kelley  
GDRA Staff

Accepted by:  
  
Kathleen Raber, Secretary