

Glenshire/Devonshire Residents' Association
Board of Directors Special Meeting
Minutes
August 3, 2022 6:00 pm
Video/Teleconference

Directors Present: Claudia Hanson, Adrian Juncosa, Kathleen Raber

Others Present: Lori Kelley - GDRA Staff, Tom Ballister, Michael Callahan, Brian Eisinger, Jon Marks, Stefan Youngren - GDRA Members

I. Call to Order and Establishment of Quorum

The meeting was called to order at 6:03 pm

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.

1. Michael Callahan Me and my neighbors are vehemently opposed to any change of the parking rules and regulations. When I moved here, it was advertised to bring your motorhomes, boats, toys; this is a great place to start your business, this is a business community for everybody, so move out of Tahoe Donner, which I did. This is my neighbor: 10304 Eton Place, I oppose it as well, it is completely ridiculous, not possible for people in this area to have restrictions like that. We're both homeowners and business owners in this community. I've been in the community for 28 years and owned this house for 16 years. For me to not be able to park my work truck on my property, or my trailer, or my boat or my motorhome, or my snowmobile is absolutely ridiculous, this is why I moved here, plus to get away from the bay area attitude of you can't do that. So, I'm the guy who fixes your furnaces, my neighbor fixes your floor, my other neighbor is a plumber. We all own one ton work trucks and work trailers. Asking us to not park them on our property is ridiculous. When you have no heat, I can't help you. I won't be able to service your equipment because I won't be able to have my truck on my property. Do you understand the possibility of what you are asking? The vote you sent out to be voted on, you did not publish text with it, you said to go online. That's breaking the CCR;s. It clearly states you are supposed to send text of what the rule changes are and clearly state what you're trying to change. Only thing you said it was to look up on internet. I don't have computer, can't look it up. It's not fair, not just, not right. I'll be talking to my lawyer about this. Thank you very much for your time. I hope you'll consider it.

2. Stefan Youngren I moved to this area in 2011, and like the gentleman has stated similar ideas, because it was more a locals area. We could do a little more than we please. I understand all within a little restriction in respect to everyone else, but I'd like to not see those restrictions increased, or the powers over us be broadened. There's not a whole lot of places in the area it seems left where you cannot be alone. And I'd like to see this one not go that way.

3. Jon Marks Would be great to have our Glenshire sign fixed at clubhouse.

III. New Business

A. Governing Documents Election

1. Ballot Extension

Claudia Hanson We needed a certain number of ballots (about 800?), and we didn't even get 500. So we are going to have to look at extending this, which is unfortunate but also an opportunity. We are looking at re-word some sections, parking, size of vehicle, short term rentals and how people can rent out their properties. We have the opportunity to fix the wording on all of that. Our main goal is to get everybody involved. This has been going on for over a couple years; we've had numerous committee meetings, for a couple years, we've had lots of comments coming in and lots of people participating, but we need more.

A lot of these comments came up after the ballots went out, officially, even though they've been on the website and available for comment and we had many many meetings on it and many hours put into this. Adrian, I don't know how many hours you've put into this document. But if we can get a committee going on this to adjust the wording to address the issues that have come up re: vehicle parking, short term rentals, size of vehicles, all of those issues and address those in a revised document that would be our goal, my goal. I will turn over to Kathleen or Adrian.

Kathleen Raber Can we reword it without starting the whole process again? Or do we have to do those addendums, or just re-write those items and send the vote back out?

Adrian Juncosa Pretty sure we cannot change the body of CCRs as proposed, then the votes we already have received are on something different. Lori may have had discussions with our attorneys about what we can or can't do? I wouldn't necessarily rule the option out; if that's the best course of action, it would cost additional money to start from scratch again as far as an election goes. If we end up with better CCR's that get support from people that aren't happy with current language, I say we go for it. They don't get revised very often. Making them good and having strong member support is really important.

Kathleen Raber Reiterating for people on the meeting that it's super important to get people to join in, because if we do all of this again, spend money, redo vote, rewrite CCR's. If we still don't get a quorum vote, all that time and money is spent for nothing. Vote one way or the other, if we don't have enough votes to have a quorum, it nullifies it,

Adrian Juncosa Spoke with Julia regarding. She is supportive of any of the options available. She did point out that if we do proceed with an option of merely extending the timeline for ballots to be received, that we make it very clear in our outreach that we have no idea how many yes or no votes there are. The only reason for extending it is not because we don't think we have enough yes votes, it's because we simply don't have votes to achieve a majority, which is required. She also wanted to emphasize, it's not really an addendum we can do, and I believe she or Lori looked into with our attorneys regarding the Board possibly voting on and hopefully approving a resolution of intent to that clarifies the intent of language in proposed CCR's or establishes clearer parameters, for example, vehicles and trailers are permitted by proposed CCR's. I don't know whether we can do the resolution before we do outreach for extension. Apparently they are fairly strong, legally, so it would be something we would do regardless. Regardless, we had discussed that we would prepare such a resolution.

Stefan It's my understanding that the votes for or against are not counted until a threshold is met of total votes. Asked about quorum #. Lori responded - 679 is quorum.

Jon I really appreciate the work you all did on the CCR's. I think it's actually a great improvement of the document. I understand the intent and confusion behind the words, and the intent is to reserve our ability to park our recreational or work vehicles on our property without future board making a rule to impinge upon that right. But, the well is poisoned with the community and the outreach is going to have to be extensive and personal, and probably door to door to turn this ship around and get the votes the revised CCR's deserve.

Claudia Hanson Thank you, we appreciate that and think we agree. We need extensive robust outreach on this next phase.

2. Next Steps

Kathleen Raber Agrees with Jon that the waters have been muddied and also feels

strongly about intense apathy that people in this development show The clarifications I feel like aren't going to be enough. I feel those 3 particular topics probably need a re-write. On top of that, we've tried a lot of outreach things, and I'm not sure how to get them engaged. My opinion: re-write and maybe start from beginning again.

Adrian Juncosa Agrees that if it's feasible, and we can do it financially, then a revision of the sections there's been a lot of comment on would be ideal. I truly believe the proposed CCRs are a lot better than ones we are trying to fix, but agree with all commenters there is an issues with the one section, and maybe there are some others. Doing the revision with direct input from contractors that need certain types of vehicles to help rewrite this to make sure reasonable work vehicles parked on their property is protected by the new CCR's. It's not protected right now. It may be that the only limitation is that the town doesn't allow gross weight 7tons, maybe that's the ceiling. Really would love input to help us get it right.

Brian Eisinger We got some of the clarifications from the board. Me and my wife weren't really sure what we were reviewing. We weren't sure if we were supposed to completely review the entire CCR's and compare to others. Feels like other people probably have same confusion on what they are agreeing to, so just didn't vote.

Claudia Hanson One of the issues was that it was so extensive, and tried to do a strike through, but it wasn't working. We will work to make clearer on next round. Agrees with Kathleen and Adrian and thinks we need to review again, go through all comments received, get one on one comment, and have a committee/group to go over those issues and identify key issues. Tom will be on that committee. Get specific issues rewritten and ballot back out there with an explanation. We can show existing wording and proposed wording, but we can't do a strike through. It's way too extensive, we tried it, too confusing. The new wording is much more legally definitive and much clearer compared to the old one. Would like to review the proposal again, address the issues, and wants to make sure it's moving forward and doesn't want to wait years, wants to get wording fixed and get it back out there, then start campaigning to get people to vote on this.

Adrian Juncosa Clarifying he did in fact do digital redlined version using word and acrobat, and it was a disaster. Essentially showed the entire existing document is strikeout and entire new one is inserted, completely useless. We can work on conveying what the changes are, but normal digital legislative format is infeasible to communicate what changes are.

Brian They need to be pretty easy for people to understand. Needs to take less than 30 minutes or an hour to read what they are voting on or it's just a waste of time and money.

Stefan To go along with Brian, being first time being part of community at this level, I found daunting the scope of it to try and compare what was to what is, as Adrian pointed out, with language completely rewritten, couldn't just show the changes. Notes talking to friends, neighbors and co-workers, that in itself may have driven people away and without fully understanding it they may have casted a no vote or not voted at all. Making numerous votes probably would consume a lot of money, but maybe breaking out sections into individual votes. You had the main CCRs and the 30day rentals selection. Maybe they need to be broken down into more sections. On comparing old vs new, some sort of side by side for a small section like: Here's what a page of old section was and we reduced it down to a paragraph, and you can read through either on one page.

Claudia Hanson Liked ideas of side by side comparisons. Really good comments.

Adrian Juncosa moved that we revise the currently proposed CCR's and rerun the governing documents election from the beginning with improved explanation of what proposed changes are, pending confirmation from Lori it is financial feasible and from our attorneys that it's legally an appropriate course of action to simply start an election over when we haven't officially terminated a previous one.

Kathleen Raber moved that we open up the sign up for a committee for people to help rewrite those sections we are looking at, and start that this evening and continue for another time in case others that can't be here want to be part of it as well. Motioned carried.

Further discussion occurred among Board members re: committee members. Lori stated Covenants Committee Members can be appointed at the 8/11/2022 meeting. This info went into the current Shire as well.

Kathleen Raber It's crucial to do outreach to give input, even if not on committee. We don't have staff to go door to door.

Brian Not sure it's an outreach problem, but thinks it's an understanding of what the changes are. Never saw a repeat. What is the expectation for people to take old and new CCR's to redline themselves for like two hours?

Adrian Juncosa Comment duly noted and that is part of the motion that revision will go out with improved explanation of changes. There has not actually been a membership vote on new CCR's in at least 27 years, believes it was 35 – 40 years. Voting on CCR's is brand new to all of us. Second restated was not a vote, changed things not substantively important.

Nonnie Think these documents were so confusing, and neighbors talking back and forth, and went into more of a panic mode – not boats, trucks, jeeps, snowmobiles. It just freaked people out because they were confused. He drove by a house today that has completely base rocked the whole front of their house to park cars. You need to be clear, concise and honest with people, it's got to be transparent.

Michael You said nobody can go door to door and get this out. I will pay out of my own pocket to have everything printed and deliver door to door, in written text. Anyone 2nd me?

Claudia Hanson We appreciate your offer. Please contact Lori. Happy to meet in person.

Nonnie Are there exact days and times people at office? Understands short staffed, thinks office hours need to be posted. We have to be able to trust committee and HOA.

Claudia Hanson We will improve on that.

IV. **Adjourn to Executive Session** 6:59pm

A. Legal:

1. Governing Documents Election advice from counsel
Board directed staff to email the attorney our questions, instead of a call tonight.

V. **Adjournment** 7:20 pm

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Prepared by:
Lori Kelley
GDRA Staff

Accepted by:

Kathleen Raber, Secretary

GDRA 8.3.2022 Special Board Mtg Chat Report

00:19:09.369,00:19:12.369

TruckeeTinker: No mic her

00:19:18.712,00:19:21.712

TruckeeTinker: (here)

00:24:35.180,00:24:38.180

TruckeeTinker: If you get it right, you will get help, mine included. But I agree a re-write is in order.

00:26:25.942,00:26:28.942

TruckeeTinker: Best revision is a red-line and insert. I hear you on the extensive issue. But no one can make a co

00:27:10.617,00:27:13.617

Steffan Mattz: I agree it was hard to compare and understand the improvements in the CCNRs

00:27:30.209,00:27:33.209

TruckeeTinker: I;m there - no worry!

00:30:02.119,00:30:05.119

Brian Eisinger: Appreciate your effort and the difficulty involved due to the comprehensive edits. It needs to be concise and easy for people to understand what theyâ€™re voting for. It should be able to be reviewed and voted on in 30 minutes or less without any prior knowledge of the changes.

00:30:41.434,00:30:44.434

TruckeeTinker: neither does the current wordig

00:30:47.952,00:30:50.952

TruckeeTinker: (wording)

00:35:59.718,00:36:02.718

TruckeeTinker: Dont "consider" - move to DO IT!

00:36:59.081,00:37:02.081

TruckeeTinker: Yes!!!

00:37:24.450,00:37:27.450

TruckeeTinker: Should be an effort to do it though!

00:37:51.858,00:37:54.858

Steffan Mattz: I would like to be more involved, for at least better understanding

00:38:40.477,00:38:43.477

TruckeeTinker: Move to form the committee?

00:39:32.364,00:39:35.364

Steffan Mattz: lag in her connection