

**Glenshire Devonshire Residents Association
Board of Directors Regular Meeting
November 7, 2022
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161
And Video/Teleconference**

I. Call to Order and Establishment of Quorum

President Hanson called the meeting to order at 6:07 PM. A quorum was established.

Directors Present

In addition to Hanson, Board members present were Adrian Juncosa, Julia Collins, Miriam Rack, and Kathleen Raber.

Other Present: Lori Kelley – GDRA, Caleb Gardner, Unknown caller and recording secretary Judy Friedman

II. Property Owner Comments

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

III. Reports

A. Manager Report

Kelley presented her report, including:

- Defensible space contractor completed partial fuel reduction handwork at Donnington/Strand area before snow hit. Scheduled to complete work in spring 2023.
- Security cameras, improved network, phone systems and thermostats have been installed.
- Having some thermostat issues with clubhouse heat – still working on that
- Budget Mailer is in process and plan to send to Members by 11/15/22, with assistance from Julia re: cover letter
- I will be preparing Firewise designation renewal starting 11/15/22

IV. Unfinished Business

A. Consent Calendar

- 1. Approval of Minutes – October 10, 2022 special meeting, October 13, 2022 regular meeting**
- 2. Monthly Financial Reports**
- 3. 2021 Tax Returns**
- 4. Fund Transfers**
- 5. Committee Minutes**
- 6. Correspondence**

Kelley asked to pull Items 2 and 4. Rack confirmed she reviews all financial reports and has had no questions or concerns.

Regarding Item IV.A.4., Kelly would like to transfer \$35,000 from the Plumas account to Bank of the West operating account to address cash flows.

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

B. Appoint Design Review Committee members

It was moved by Collins and seconded by Raber to appoint Ron Boehm, Hannah Joyce, and Claudia Hanson to the Design Review Committee. Motion carried unanimously.

C. 2022 Non-budgeted items

Caleb Gardner was on the call to present the proposal to change the pool chemical system from liquid chlorine to a salt and CO2 system. Basically, the new system creates “chlorine” by using sodium chloride. It may be a safer system because it reduces the need to store chemicals. Gardner explained details of how it works.

The estimated installed cost for the system is \$42,000. Gardner suggested a \$9,300 per year savings and anticipates cost recovery in approximately 5 years. There are components that need to be replaced every 3-5 years. The proposal does not include a maintenance contract. Gardner said routine maintenance is done in the spring and fall at no additional charge.

Discussion followed as Gardner clarified the proposal and pros and cons were considered.

It was moved by Juncosa and seconded by Collins to purchase and install the new pool water quality system per the proposal presented. Motion carried unanimously.

One of the components of Gardner’s proposal was a robotic pool cleaner. Kelly was asked present data on staff time per week spent using the current manual vacuum system. Action on this item may be considered at a later date.

D. 2023 Budget

No update was given.

E. Governing Documents Revision Committee update

Juncosa reported there are a few items still being addressed, having to do with vehicles and parking, and businesses allowed.

V. New Business

A. Town winter Micro-Transit pilot project update

Kelley reported the winter TART Connect will operate daily from December 15, 2022 until April 3, 2023 from 8:00 AM to 10:00 PM.

B. Board to provide summary report of Executive session meeting – October 13, 2022 and October 10, 2022

Raber reported that at the October 10, 2022 meeting, the Board addressed complaints regarding the new colors selected. The owner responded to neighbor’s complaints and the owner’s choice was upheld.

Neighbor complaints were also addressed at the October 13, 2022 meeting.

C. Future Agenda Items and Dates

Juncosa hopes action will be taken on the CC&Rs at the January meeting.

Kelley explained the Strategic Plan is usually addressed during a full-day or 2-day workshop in February. At that time, items identified in the survey will be considered. Kelley will send out some optional dates, but the meeting will probably be during the week of February 13, 2023.

There are no items for a December meeting. Kelley may ask the Board to convene a meeting if Executive Session or other items arise.


The Board discussed meeting days. There was consensus to meet on the third Thursday of the month, except in January. That meeting was scheduled for January 12, 2022.

VI. Adjourn to Executive session

The Board adjourned to Executive Session at 7:16 PM

Prepared by:
Judy Friedman
The Paper Trail

Accepted by:


Kathleen Raber, Secretary

