

**Glenshire Devonshire Residents Association
Board of Directors Regular Meeting
MINUTES
January 12, 2023
Clubhouse and Video/Teleconference**

I. Call to Order and Establishment of Quorum

President Hanson called the meeting to order at 6:05 PM. A quorum was established.

Directors Present

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

Others Present: Lori Kelley - GDRA, Darren Hall, Tom Ballister, Benjamin VanBlarigan, Anna Grahn-Nilsson - Members

II. Property Owner Comments

Darren Hall: I think I've met most of you. I'm here tonight to participate in the update on the Governing Docs Revision Committee, but on that topic, I want to talk about general outreach to our members and the number of people we can email, the number of votes. I think we all acknowledge we have an issue there because if we can't get to our minimum number of votes when we need to pass, we're kind of stuck in the mud going forward. I have some suggestions; I've worked with a couple of people on the board to think about how we can improve this. But I would like to know what our plan is going forward to work on this. Do we need to form a committee, get more volunteers, how are we going to attack this? I feel like it's an issue that's going to keep the governing documents election from moving forward...

Julia Collins: Just a random thing I've heard from members, and don't want to sound nitpicky but I just think it's important to consider regarding the Christmas decorations at the clubhouse, like Santa, just making a statement about affiliation and community members that don't celebrate Christmas, and by having Santa on the Clubhouse kind of feels like.. Maybe in the future we can consider decorations that are non-denominational.

Anna Grahan-Nilsson: I just want to give kudos to the HOA committee because as much as I love to attend I keep forgetting to attend; every other week I do attend. But I just want to say I really appreciate the way they work because it's very thoughtful and it's a very tedious process; however, they're doing a fantastic job and I wanted to bring that to the board.

III. Reports

A. Manager Report

Kelley presented verbal report, including:

- We've had a frozen pipe occurred in downstairs bathroom on Dec 20th. It's all dried out. About half of the drywall is pulled out and some tile has come out. They just picked up their equipment today. Now we have to find a contractor to put it back together. The insurance hasn't committed to covering it or not. It's taken some time here.
- The snow removal has become an issue, as it has been with everyone. They've been having trouble with their equipment. It's hard to find other companies.

IV. Unfinished Business

A. Consent Calendar

- 1. Approval of Minutes – December 6, 2022 regular meeting**
- 2. Committee Minutes**

3. Correspondence

4. 2023 Firewise Certification Renewal

It was moved by Juncosa and seconded by Raber to accept the consent calendar. Motion carried unanimously.

B. Monthly Financial Reports

Hanson confirmed she reviewed all financial reports and has no issues.

C. Fund Transfers

Kelley requested:

- to transfer \$60,000 from BOW operating checking to BOW mma to earn interest
- to transfer \$60,000 from Plumas operating checking to BOW mma to earn interest

D. Governing Documents Revision Committee Update/Charter Review

Juncosa provided update – Committee has discussed many items and should have a substantive update for the January Board meeting.

Collins commented the draft revisions of parking section read much better, and would like to see more outreach to members when the time comes.

E. 2022 Non-budgeted items

Kelley presented there is a current projection of 2022 excess income of \$50,000, and that a more up to date projection will be done toward end of December 2022, and the amount could change.

Suggestions for use of these excess funds are as follows:

- \$2,000 Attorney fees
- \$4,100 Pool robotic vacuum
- \$1,000 Tennis screens - street front

Discussion occurred.

It was moved by Juncosa and seconded by Collins to approve the three expenses – attorney costs, pool vacuum and tennis screens to come out of the 2022 excess operating funds. Motion carried unanimously.

V. New Business

A. Board to provide summary report of Executive session meeting – November 7, 2022

Hanson directed Kelley to provide update. Kelley reported that at the November 7, 2022 meeting, the Board approved October executive meeting minutes, discussed snow removal contract, addressed complaints and non-compliance fines. No personnel matters were addressed.

B. Future Agenda Items and Dates

Board and staff discussed next meeting is January 12, 2023, and Kelley will email regarding a February 2023 date for strategic planning meeting.

Hanson mentioned she will not be available for April or May 2023 meetings. Kelley mentioned we normally try and skip April meeting.

VI. Adjourn to Executive session

The Board adjourned to Executive Session at 6:25 PM

Prepared by:
Lori Kelley
GDRA

Accepted by:


Kathleen Raber, Secretary