

**Glenshire/Devonshire Residents' Association, Inc.**  
**Board of Directors Regular Meeting**  
**MINUTES**  
**February 16, 2023 6:00 pm**  
**Clubhouse and Video/Teleconference**

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

Vice President Juncosa called the meeting to order at 6:03 PM. A quorum was established.

**Directors Present**

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

**Others Present:** GDRA Staff: Lori Kelley. Governing Docs Revision Committee Members: Tom Ballister, Darren Hall, Benjamin VanBlarigan, Stefan Youngren. GDRA Members: Adams, Brooks, Callahan, Clark, Hoedeman, Joslin, Miller, Weil, Worrell, 1 Unidentified - Members.

**II. Property Owner Comments**

Denis Weil: My wife wants to volunteer to hold art classes for kids to meet the strategic plan inclusive goal. She wants to prepare and submit a plan. I would like to volunteer as a supervisor for tennis lessons for kids 1<sup>st</sup> grade + and find someone to work in that program and would manage on a voluntary basis and work with Lori on a proposal. Two owners said both tennis and art would be of interest, and are happy to help.

**III. Reports**

**A. Manager Report**

Kelley presented verbal report: Jobs are posted for facilities manager and admin assistant

**IV. Unfinished Business**

**A. Consent Calendar**

- 1. Approval of Minutes – January 12, 2023 regular meeting**
- 2. Committee Minutes**
- 3. Correspondence**

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

**B. Monthly Financial Reports**

**Rack confirmed she reviewed all financial reports**

**C. Fund Transfers**

**Robinson moved to transfer below funds as requested, pending advice from financial advisor and Raber seconded. Motion carried unanimously:**

- Transfer \$350K from EJ Operating to EJ 3 or 6 month CD to earn higher interest
- Transfer \$450K from EJ Operating to EJ 3 or 6 month CD to earn higher interest

**D. Proposed Restated Governing Documents**

- a. Review and consider recommended edits from the Governing Documents Review Committee**

- Opening summary given by Darren Hall, Committee Member: Current draft document was sent to the Board, and intent of this meeting is go section by section and have any discussion needed. Then create a version to go for final approval. Members will then review and provide feedback. Rough timeline is on governing docs button on GDRA website, and will be updated as moving forward.
- Proposed changes to sections 3.5 through 4.16 were reviewed in the meeting. In the interest of finalizing discussion on the sections that were reviewed in this meeting, the Board decided to vote to approve some sections and excluded others to vote on after further revisions.

**b. Decisions on changes to the Restated Governing Documents**

**Board Vote included the following sections:**

- 3.5 Easements Granted By the Board**
- 4.1 Residential Use**
- 4.3 Restrictions on Businesses**
- 4.6 Requirement of Architectural Approval**
- 4.9 Defensible Space**
- 4.10 Machinery and Equipment**
- 4.15 Location of Trash Containers and Tanks**
- 4.16 Waste Disposal Systems**

**These sections were voted upon as written, or with minor clarifications noted in meeting notes.**

**Raber moved to approve the above listed sections and Rack seconded. Motion carried unanimously.**

Sections Excluded From Vote

The Board felt that the following sections needed further discussion or revision before vote.

- 4.4 Offensive Conduct, Nuisances, Noise
- 4.12 Signs
- 4.14 Burning

Rough summary of discussion points are included in meeting notes.

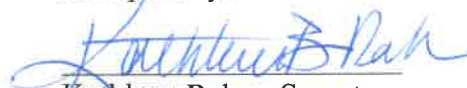
**V. New Business**

- A. Board to provide summary report of Executive session meeting – January 12, 2023
  - B. Future Agenda Items and Dates
- New Business tabled to a future meeting

**Adjournment:** 8:40pm (approx.) No Executive Session occurred

Prepared by:  
Lori Kelley  
GDRA

Accepted by:

  
Kathleen Raber, Secretary