

**Glenshire Devonshire Residents Association
Board of Directors Regular Meeting
March 21, 2023
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161
And Video/Teleconference**

I. Call to Order and Establishment of Quorum

President Claudia Hanson called the meeting to order at 5:00 PM. A quorum was established.

Directors Present

In addition to Hanson, Board members present were Adrian Juncosa, Julia Collins, and Miriam Rack. Kathleen Raber joined at 5:19 PM

Other Present: Lori Kelley – GDRA, owners Darren Hall and Benjamin Van Blarigan, and recording secretary Judy Friedman

II. Property Owner Comments

Collins is receiving questions about offering enrichment activities and programs at the Clubhouse.

Collins forwarded an email to the Board regarding communications in general and specifically about what is appropriate content in The Shire.

III. Unfinished Business

A. Approval of Minutes – February 27, 2023 special meeting + 2/27 mtg summary

**It was moved by Collins and seconded by Juncosa to approve the minutes as presented.
Motion carried unanimously.**

B. Monthly Financial Reports

Rack has reviewed the financial reports and everything looks good. She was pleased to see some rental income.

**It was moved by Rack and seconded by Collins to approve the financial reports as presented.
Motion carried unanimously.**

C. Fund Transfers

It was moved by Collins and seconded by Rack to approve the following transfers:

- 1. Transfer \$150,000 from BOW Operating Checking to EJ Operating MMA to earn interest**
- 2. Transfer \$105,262 from Plumas Operating Checking to EJ Reserves MMA to move replacement fund portion of 2023 dues**
- 3. Transfer \$18,550 from Plumas Operating DRC Checking to EJ Operating MMA to move 2022 design review from DRC account**

Motion carried unanimously.

D. Proposed Restated Governing Documents

a. Property Owner Comments (Items 2 and 3 below)

There were no owner comments.

b. Continue review and consideration of recommended edits from the Governing Documents Review Committee and Board

c. Decisions on changes to the Restated Governing Documents

Darren Hall reported on Committee meetings where the edits were considered. Many were approved but there are some sections that still need clarification, including 4.4.1 and 4.4.2. Discussion followed regarding the pros and cons of stating “adherence to Town codes,” given those standards could change. Revisions to the documents were made in real time.

It was moved by Collins and seconded by Rack to add to 4.4 the reference to the Nuisance section and in 4.4.1, remove the last sentence. Motion carried unanimously. (NOTED: Raber was not present for this vote.)

Hall noted section 4.12 and recommended adding 4.12.4 regarding signage identifying the number or address of the lot. 4.12.8 gives the Board the authority to regulate signs.

It was moved by Juncosa and seconded by Colling to approve Section 4.12 as amended. Motion carried unanimously.

The Board discussed 4.14, related to Fire Safety. The Defensible Space Policy should be added to this section.

It was moved by Collins and seconded by Juncosa to accept recommendations on 4.14 as modified. Motion carried unanimously.

Hall reviewed the changes to 4.28, Animals. A brief discussion followed regarding the intent of the section.

Collins suggested including an FAQ when the revised documents are presented to the community. There needs to be clarity that the intent is not give the Board special powers or authority, but to set rules that benefit the community as a whole. Section 4.28.5 specifically addresses Board authority.

It was moved by Collins and seconded by Raber to accept revisions to 4.28 by remove section 4.28.5. Motion carried unanimously.

It was moved by Raber and seconded by Juncosa to accept Section 8.6 as revised. Motion carried unanimously.

Article 9 addresses Architectural Control and Design Review. It specifies what does and does not require approval from the Design Review Committee. Hall presented two options. Option 1 identifies items not requiring approval and Option 2 removes the section altogether. Discussion followed regarding which option would be clearer. A full set of what is and is not allowed is in the Design Rules, which is more easily updated than the CC&Rs.

It was moved by Raber and seconded by Juncosa to accept revisions to Article 9, noting that a list of improvements that do not require approval is included in the Design Rules. Motion carried unanimously.

Rack requested if links to rules or other documents can be listed in the documents.

Collins presented a schedule to approve the updated governing documents. She recommends an extended member comment period. The Board can then consider revisions before submitting the final to the membership for a vote. Fine tuning timeline with Lori and needs to update timeline – aiming for 45 days from date from pre-election notice sent to when Board meets to finalize what we propose to vote. Sending documents for review and feedback, with link to documents. Adrian

recommended to delete month.

Juncosa brought up section, thinks article 3, that didn't get addressed, re: easements. Maybe after member review/comment to do a full copy edit and attorney reviews before it goes out to member comment. He referred to suggestion of abandoning two-part vote STR section on ballot. Bylaws – proposed 3rd restated Sec 4.1 – date of annual membership meeting – new board seated says October or another month designated by board. Question for Lori if this addresses budget timeline.

Hanson said we will address these items

Darren and Claudia agreed copy edit and attorney review can be done same time during member review.

Section 4.1 of the Bylaws talks about the date of the Annual Membership Meeting. After discussion about when the new Board is seated and how that relates to when the budget needs to be adopted, it was agreed to take out “October” as the month for the meeting.

IV. New Business

A. Truckee 2040 General Plan Update

Hanson noted the Town is meeting tonight and tomorrow night to accept comment on the General Plan Update. Kelley said a representative from the Fire Wise Committee is offering comment tonight about fire related issues. There will be other opportunities to give comment on the Plan.

B. Future Agenda Items and Dates

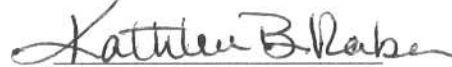
Kelley said future agenda items include the insurance policies, financials, activities at the Club House and content for The Shire. Rack asked for a discussion to consider strategies to recruit new Board members. The next meeting was scheduled for April 4 at 6:00 PM.

V. Adjourn to Executive session

The Board adjourned to Executive Session at 7:48 PM

Prepared by:
Judy Friedman
The Paper Trail

Accepted by:



Kathleen Raber, Secretary