

Glenshire Devonshire Residents Association
Board of Directors Regular Meeting
April 4, 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 6:05 PM. A quorum was established.

Directors Present

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

Other Present: Lori Kelley – GDRA, owners Denis Weil, Kenneth Hoedeman, Tammie Hoedeman, Anna Grahn-Nilsson, David Waggoner, and recording secretary Judy Friedman. There may have been others on the call who did not identify themselves.

II. Property Owner Comments

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

III. Presentations

A. 2022 Financial Review, McClintock Accountancy

Kelley presented the Financial Review conducted by McClintock Accountancy. No major issues were identified, but there were five proposed revisions to procedures, which were accepted by management.

Details of the Review were clarified. There is a Journal Entry to be made to correct an approximately \$1,400 cost.

It was moved by Rack and seconded by Juncosa to accept the 2022 Financial Review subject to the correction on a Journal Entry of approximately \$1,400. Motion carried unanimously.

IV. Reports

A. Operations Manager Report

Kelley reported the Fire Wise Committee met last week. A Forest Fuels grant will be requested from the Tahoe Truckee Community Foundation to cover Bill's time to prepare a Fuels Management Plan for the common areas. This is the first of three phases. The next will be the CEQA review and the third will be the actual work. The Association will need to provide a match to the grant.

Kelley reported an Administrative Facilities Manager has been hired. The Association is close to being fully staffed.

V. Unfinished Business

A. Consent Calendar

- 1. Approval of Minutes – March 21, 2023**
- 2. Committee Minutes**
- 3. Correspondence**

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

The draft Strategic Plan was in tonight's meeting packet. Hanson said comments from previous meetings have been included. It will be reviewed in more depth at a future meeting.

B. Monthly Financial Reports

It was moved by Rack and seconded by Raber to accept the financial reports as of February 28, 2023. Motion carried unanimously.

C. Proposed Restated Governing Documents

Juncosa presented the summary distributed in tonight's meeting packet. There are some grammatical changes to be made. Juncosa proposed some substantive changes to the CC&Rs and Bylaws as well and discussion followed.

It was moved by Juncosa and seconded by Raber to add verbiage to the CC&Rs Section 4.4.10 to specifically allow temporary green waste piles to be on properties during fuel reduction work. Further to approve grammatical changes to 9.5 – 9.7 as proposed. Motion carried unanimously.

Kelley was asked to follow up with the attorney regarding the election section in the Bylaws. It would be preferable not to allow write ins to ensure that if, for example, there were three candidates running for three seats, the election would be called by acclamation and a full balloting procedure would not be required. If write-ins are allowed, the full procedure would need to be followed.

Collins explained the procedure to adopting the new governing documents, which includes a 30-day comment period for the membership.

It was moved by Juncosa and seconded by Raber to have the attorney do a final review of the governing documents. Further, to confirm with him that write-ins do not need to be accepted for Board elections and a full election is not needed when the number of candidates is equal to or less than the number of seats available. Motion carried unanimously.

VI. New Business

A. Classes at Clubhouse

Kelley said Barbara Weil, a certified teacher, has volunteered to teach a seven-week series of children's art classes. Kelley reviewed details of the proposal. Weil is looking for a tennis instructor, so a program of tennis, then art, could be offered. Initially, it will just be open to Glenshire residents, but Kelley will check with the attorney about allowing guests to participate.

The proposal was to call it the Summer Glenshire Kids Club. Collins noted past history with that name and suggested it be changed to dispel the perception it is the same thing. She offered to write a communication about the proposal for The Shire. She will compare it with verbiage used by Tahoe Donner and present a write-up at the next meeting for Board review and possible action.

B. Shire Content

The Board discussed content for The Shire. Members have offered to write articles on various topics. Should there be an opportunity for clearly marked Op-Ed pieces? Also, the media company sells ad space that includes language that could be construed as copy endorsed by the Board. Collins offered to develop guidelines.

Raber said ads that appear to be articles should be clearly identified as such. For example, there have been recent inclusions from Liberty Utilities. Also, should there be guidelines about what advertising can be included.

Kelley will propose guidelines at the next Board meeting.

C. Board Candidates

At the last meeting, Rack asked for a discussion about strategies to increase the number of Board candidates. More people need to get involved. There is some urgency to the issue given the upcoming election.

The Board considered ways to get more members involved through Committee work, word of mouth, and signs around the neighborhood. Collins showed an ad in another newsletter encouraging people to “Run for the Board!”

During discussion, there was agreement that members need to understand what is involved in serving. Hanson will put something in her President’s message. Juncosa will write a piece about what it is like to serve on the Board. Collins and Rack will develop an outreach similar to what is done for Tahoe Donner.

D. Appoint Committee Members – Recreational Easements

Action on this item was tabled. Raber suggested it is a big issue and needs a committee to do more investigation.

E. Board to provide summary report of Executive session meetings January 12, 2023 and March 21, 2023

Raber reported a few issues were considered during the January meeting. March ran long and some items were tabled.

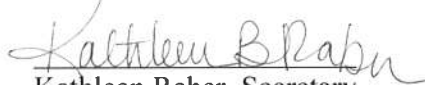
It was moved by Juncosa and seconded by Rack to approve the summary report of the Executive session meetings as presented. Motion carried unanimously.

VII. Adjourn to Executive session

The Board adjourned to Executive Session at 7:49 PM

Prepared by:
Judy Friedman
The Paper Trail

Accepted by:


Kathleen Raber, Secretary

