

**Glenshire Devonshire Residents Association  
Board of Directors Regular Meeting  
MINUTES  
June 12, 2023  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161  
And Virtual**

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

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

**Directors Present**

In addition to Juncosa, Board members present were Claudia Hanson, Julia Collins, and Kathleen Raber, A quorum was established.

**Others Present:** Lori Kelley, Mariesa Ehlert and Dylan Bonnie – GDRA, owners Darren Hall, Stefan Youngren, Tom Ballister, and Diana Bell, and recording secretary Judy Friedman. There may have been others present who did not identify themselves.

**II. Property Owner Comments**

The new Facilities Maintenance Manager, Dylan Bonnie, introduced himself.

**III. Reports**

**A. Manager Report**

Kelley noted today is Bonnie’s first day. She’s happy to have him onboard.

The remodel is going well. Construction downstairs is about 90% complete.

In response to a question, Kelley said the contractor working on the baby pool is behind because of the recent rains, but it will be open sometime later this season.

**IV. Unfinished Business**

**A. Consent Calendar**

- 1. Approval of Minutes – May 22, 2023 regular meeting**
- 2. Committee Minutes**
- 3. Correspondence**

**It was moved by Raber and seconded by Collins to approve the items on the Consent Calendar as presented. Motion carried unanimously.**

**B. Final review of Member comments on proposed Governing Docs, and suggested revisions**

Juncosa sent the Board a compilation of proposals to be considered as the governing documents are reviewed tonight. It included a synopsis of member comments received at the June 3 forum. Some people felt the proposed revisions are too restrictive and other felt they did not go far enough.

Discussion followed as the comments and proposed revisions were considered. It was noted that some components should be considered for the Rules and Regulations, which are easier to change than the CC&Rs. The following actions were taken:

**It was moved by Raber and seconded by Collins to strike the “redline” at the end of Section 4.4. Motion carried unanimously. Hanson was not present for this vote.**

**It was moved by Collins and seconded by Hanson to accept revisions to Section 4.16 and accept the redlined as stated. Motion carried unanimously.**

**It was moved by Collins and seconded by Raber to approve the revision to Section 4.19: Fire resistant tarps of an approved color as defined by the Rules may be temporarily placed.... Motion carried unanimously.**

Various suggestions were made on Section 4.22 wording about exempt improvements.

**It was moved by Raber and seconded by Collins to approve the revisions as proposed to Section 4.22 Excavation. Motion carried unanimously.**

The Board considered Section 4.25, specifically what constituted “holiday” and “café” lighting given the lights are generally unshielded.

**It was moved by Collins and seconded by Raber to add “...or café style lights...” and delete “seasonal” to Section 4.25. Motion carried with Juncosa voting no.**

Hanson was present for some but not all of the above actions. She rejoined at 8:12 PM. The Board considered what items may be tabled from tonight’s agenda. There was agreement to continue reviewing the CC&Rs.

Details of Section 4.19, storage of personal property and construction materials, were considered. It was noted the section only pertains to exterior improvements.

**It was moved by Collins and seconded by Hanson to add to Section 4.19 “...Building materials for an approved improvement or improvement exempt from approval on an occupied lot may be stored on the lot.” Motion carried unanimously.**

Juncosa presented the attorney’s opinion on Section 4.26, Vehicles and Parking. Discussion followed as various scenarios regarding personal and commercial vehicles were considered. Vehicles need to be parked on improved surfaces per the Architectural Rules. The Board can change those or the Rules and Regulations. It cannot make rules that contradict the CC&Rs.

**It was moved by Raber and seconded by Collins not to add to Section 4.26.1 “...Reasonable numerical limitations on parked vehicles may be established in Association Rules” Motion carried unanimously.**

## **V. New Business**

### **A. Financial Statements**

This item was tabled.

### **B. Funds Transfer Request**

Kelley spoke with a financial advisor who recommends laddering investments.

**It was moved by Collins and seconded by Hanson to approve fund transfers as follows:**

**Transfer \$50,000 from Operating to a 3-month CD that matures in September 2023**

**Transfer \$175,000 from Reserves to a 3-month CD that matures in September 2023**

**Transfer \$175,000 from Reserves to a 3-month CD that matures in December 2023**

**Transfer the remaining funds to CDs maturing at various dates.**

**Motion carried unanimously.**

### **C. 2<sup>nd</sup> New Bench request at Lake Trail**

Kelley presented the request to install a memorial bench at the Lake Trail. This is similar to a previously approved bench, but in a different location.

**It was moved by Raber and seconded by Collins to approve the request to install a memorial bench at Lake Trail. Motion carried unanimously.**

**D. Shire Content**

This item was tabled.

**E. Lake water quality testing**

Juncosa noted there were dead catfish discovered in the pond last week. He and a hydrologist took some measurements and samples that were sent to a lab. The results are not yet known.

A discussion followed. Raber suggested periodic testing be done on a regular basis. Collins agreed, saying there needs to be a communication about the situation from the HOA, given the social media attention it has received. Kelley did eblast to owners.

When more information is known, Juncosa will write a summary and work with Collins and Kelley to get it distributed.

**F. Appoint Committee Members – Recreational Easements**

This item was tabled.

**G. Common Area Volunteer Activities**

This item was tabled.

**H. Board provide summary report of Executive session meetings May 22, 2023**

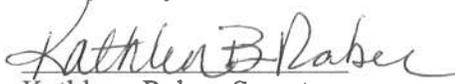
This item was tabled.

**VI. Adjourn to Executive session**

The Board adjourned to Executive Session at 9:11 PM

Prepared by:  
Judy Friedman  
The Paper Trail

Accepted by:

  
Kathleen Raber, Secretary