

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
AGENDA

July 20, 2023, 6:00 pm

15726 Glenshire Drive and Virtual Meeting

Log In meet.google.com/uup-wksk-goh OR Phone In (US)+1 609-438-1384 PIN: 254 516 657#

MEETING RULES: No [audio or video recording](#) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

- I. **6:00 Call to Order and Establishment of Quorum**
- II. **6:05 Property Owner Comments**
- III. **6:10 Reports**
 - A. Manager Report
- IV. **6:15 Consent Calendar**
 - A. Approval of Minutes – July 12, 2023 special meeting
 - B. Committee Minutes
 - C. Correspondence
- V. **7:00 New Business**
 - A. Financial Statements
 - B. Funds Transfer Request
 - C. 3rd New Bench request at Lake Trail in 2023
 - D. TDPUD request for public use of clubhouse
 - E. Lake water quality testing
 - F. Elections
 - G. GDRA Rules discussion
 - H. Shire Content
 - I. Board provide summary report of Executive session meetings May 22, 2023
- VI. **7:45 Adjourn to Executive session**

(This time is set aside to discuss litigation, contracts with non-owners, owner discipline and personnel matters requested by any member who may be subject to a fine, penalty, or other form of discipline, and the member shall be entitled to attend the executive session.) Civil code 4935

Format:

Any person listed in this session has the right to attend, have the session kept private by asking the board to remove from the room any persons not involved with any individual subject. The board has the right to remove all parties except the property owner on title from the meeting. The board may ask staff to brief them on the subject. Owners will be limited to 3 minutes to comment but speaker time may be reduced at the discretion of the board President. The owner shall leave after they have made their statement and the board may deliberate on subject. The board shall deliver a written (email, first class mail or similar) outcome of the deliberation within 15 days. (CC&R 13.06(d))

- A. Approval of Minutes Executive session meetings – May 22, 2023
- B. Consent items:
 - 1. Copies of Complaints
 - 2. Correspondence
 - 3. Properties in Progress – No action anticipated:
1-004 / 1-013 / 1-060 / 1-100 / 2-058 / 2-210 / 2-247 / 3-082 / 3-091 / 3-143 / 3-157 / 3-301 /
3-348 / 4-107 / 4-209 / 4-271 / 4-370 / 4-491 / 4-519
- C. Legal
- D. Discussion and Possible Action Properties
 - 1. 3-105
 - 2. 3-150
 - 3. 3-153
 - 4. 3-167
 - 5. 3-326
 - 6. 4-042
- E. Personnel
- F. Board approval to send “Meet and Confer” letters to the following properties as provided by CA Civil code 5915 and GDRA’s Delinquent Assessment Collection Policy:
4-542
- G. Delinquent properties eligible to be sent to collections
1-058 / 2-089 / 3-061 / 3-173 / 4-083 / 4-488 / 3-190

List of properties with delinquent dues and assessments:

Properties that are more than 12 months delinquent or assessments and dues that are in excess of \$1,800 as set forth in GDRA’s Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720. As set forth in GDRA’s Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720 Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below:

VII. 8:15 Adjournment