

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
December 11, 2023, 5:00 pm
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161
And Video/Teleconference

I. Call to Order and Establishment of Quorum

Ken Hoedeman called the meeting to order at 5:04pm. A quorum was established.

Directors Present

Board members present were Anna Grahn-Nilsson and Lisa Williams; Ken Hoedeman attended virtually.

Board members absent: Adrian Juncosa and Miriam Rack.

Others Present: Lori Kelley, and Jessica Johnson - GDRA. Attending online include Julia Collins, Jean Brooks - Members.

II. Property Owner Comments

There were no comments.

III. Reports

A. Manager Report

Lori presented her report verbally and stated the following:

- Staff worked hard to get our 2024 Budget mailer out on time!
- Escrows and Design Review are slowing down just in time for us to work on the annual dues billing mailer. Staff are working on it this week with a goal of being out by 12/15.
- Submitted the application and information to renew our Community FireWise Certification, and we recently received approval, so we are now certified through 12/31/2024.

B. Facilities Report

Lori presented Dylan's facilities report verbally:

- Completed:
 - Work to begin for autofill heater and eyewash station on 12/18/2023
- Currently working the following projects:
 - Shade structure on west end of pool deck
 - Walkway and flagpole concrete resurfacing bids
 - Pond Trail restoration with Truckee Trails
 - Window and Door replacement Bids
 - West entry Improvement

IV. Consent Calendar

- A. Approval of Minutes – October 19, 2023 & November 15, 2023, regular meetings
- B. Committee Minutes
- C. Correspondence

It was moved by Anna and seconded by Lisa to approve the Consent Calendar for October and November as presented. Motion carried unanimously.

V. New Business

A. Governing Documents Election

The Outreach Committee had a meeting and Julia developed an insert to go in with the annual dues mailer. The draft was emailed to Lori and Anna for review.

Another insert will be developed to be inserted in the February Shire outlining what a yes or no vote means. All votes turned in before the new ballot submission date of February 15th will be included in a raffle. The election date postponed to Feb 21st.

It was motioned by Lisa and seconded by Anna to approve the election to be extended.

Motion carried unanimously.

It was motioned by Anna and seconded by Lisa, pending edits to the insert will be considered before final committee approval. Motion carried unanimously.

B. 2023 Non-budgeted Items/Budget Excess

Ebike

Lori reported that we haven't heard back from our main carrier, but our excess liability insurance company says as long as our main carrier approves, we are covered.

Other excess budget items such as the tennis wind screen, pet station supplies, Visa cards and moving approximately \$32,000 funds of budget excess to Reserves.

It was motioned by Anna and seconded by Lisa to approve the budget excess expenditures with the contingency of facilities/admin staff salaries that will be discussed during Executive session and the pending approval of Ebike insurance. Motion carried unanimously.

C. Financial Statements

Neither Adrian nor Miriam were present to make a statement on their review of the October and November financials. The Board briefly reviewed the financials, however, at the next Board meeting a confirmation of October and November review will be requested from Adrian and Miriam.

D. Funds Transfer Request

Staff requested to move funds from Regular Operating to DRC Operating. The exact value is unknown until the account is reviewed by Lori before year end.

It was motioned by Anna and seconded Lisa to move an amount up to \$60k. Motion carried unanimously.

E. Bear Break-ins

The Board agreed an educational article in the next Shire with recommendations about food storage would be an encouraging informative approach. As well as supplying contact information on our website to Ann, a bear expert. Julia recommended we invite the Bear League to draft an article educating our community about bear safety, staff are awaiting a response from the Bear League.

F. Appoint Committee Members

1. Finance/Personnel

- a) The Board appointed Ken
 - Julia inquired if she could join the Personnel committee without being a board member, she still has her notes from when she served. Lori will find out.

2. Other

- a) None

It was motioned by Lisa and seconded by Anna to appoint Ken as the Finance/ Personnel Committee member. Motion carried unanimously.

G. Future Agenda Items

Dec. 2024 Board meeting moved to the second Wednesday of December (12/11/2024). The Board meeting schedule will be posted in the upcoming Shires.

H. Board to provide summary report of Executive session meeting November 15, 2023

Anna summarized that the Board discussed complaints, letters and properties that were still in progress. Then discussed legal contracts with decks engineering, parking lot snow removal, main pool cover replacement and wading pool cover replacement. No other legal items were addressed. The Board also discussed three properties. Regarding personnel, Adrian needed more time to review, and was pushed to this Board meeting. Executive session adjourned at 8:05 pm.

VI. Adjourn to Executive Session

The Board adjourned to Executive Session at 6:09 pm.

Prepared by:
Jessica Johnson
GDRA

Accepted by:



Anna Grahm-Nilsson, Secretary



GLENSHIRE
DEVONSHIRE
RESIDENTS
ASSOCIATION
15726 GLENSHIRE DR
TRUCKEE, CA 96161

*To Protect & Enhance the Quality of Life
& Property in Glenshire Devonshire*

THE GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.
2023 BUDGET AMENDMENT

DECEMBER 21, 2023

RE: 2023 BUDGET AMENDMENT

To All GDRA Members,

At the December 11, 2023 GDRA regular board meeting, the Board of Directors approved to increase the allocation to the Replacement Fund for anticipated increases in capital and/or reserve expenses as follows.

Amend the 2023 budget to increase the transfer from the Operating Fund Budget to the Replacement Fund Budget by \$32,000.

Board of Directors
The Glenshire/Devonshire Residents' Association, Inc.

This resolution was adopted at the December 11, 2023 regular Board Meeting.

BY: Adrian Juneosa
President, Adrian Juneosa

ATTESTED: Anna-Grahn-Nilsson
Secretary, Anna-Grahn-Nilsson