

**Glenshire Devonshire Residents' Association
Board of Directors Regular Meeting
MINUTES
August 17, 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 5:10pm. A quorum was established.

Directors Present

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

Others Present: Lori Kelley - GDRA, Ken Hoedeman Diana Bell - Members.

II. Adjourn to Executive Session

Adjourned to Executive Session at 5:11pm

III. Property Owner Comments

No comments made

IV. Reports

A. Manager Report

Kelley provided brief summary of report for Members. The report will post with the related Minutes.

B. Facilities Report

V. Consent Calendar

A. Approval of Minutes – July 20, 2023 special meeting

B. Committee Minutes

C. Correspondence

It was moved by Collins and seconded by Raber to approve consent calendar. Motion carried unanimously.

VI. New Business

A. Financial Statements

Rack confirmed she reviewed the July 2023 financials and has no questions. Juncosa confirmed he reviewed as well, and all looked good.

B. Funds Transfer Request

It was moved by Rack and Raber seconded to approve transfer requests as follows:

1. Transfer \$450K from EJ Operating mma to EJ Operating CD for higher interest rate

Motion carried unanimously.

C. Governing Documents Election

Juncosa announced that not enough ballots were received to hold the election tonight, 344 to date.

Therefore, the election date will be extended. Discussion occurred. There was consensus that final drop off date for ballots would be at the October 14th annual meeting.

It was moved by Collins and seconded by Rack to extend the election to a date agreed upon by the Association and Election Inspector. Motion carried unanimously.

D. 2023 Unbudgeted Expenses

1. It was moved by Collins and seconded by Rack to extend pool season to 9/15 or longer if possible if staff and weather permit.
2. It was move by Rack and seconded by Collins to purchase two shade canopies for tennis courts totaling approx. \$1,505. Motion carried unanimously.
3. It was moved by Raber and seconded by Rack to accept water quality sampling costs. Motion carried unanimously.
4. It was moved by Collins and seconded by Rack for Balance to do a formal interpretation of data received of water testing not to exceed \$1,500. Motion carried unanimously.
5. Discussion occurred and Board directed Kelley to research solar installation cost and benefits.

E. Initial 2024 Budget Discussion

Discussion occurred. It was agreed upon by the Board for Collins to meet with Kelley to fine tune staffing, then Kelley amend draft budget to review all with Committee.

F. Exterior Color Sample Guide

Item postponed

G. Future Agenda Items

Discussion occurred regarding Board Candidates would be on next agenda.

H. Board provide summary report of Executive session meetings July 20, 2023

Summary was provided that correspondence and complaints reviewed, no legal matters discussed, discussion of possible action properties an delinquent properties were discussed.

VII. Adjourn to Executive session

The Board adjourned to Executive Session at 7:17 PM

Prepared by:
Lori Kelley
GDRA

Accepted by:


Kathleen Raber, Secretary



**G L E N S H I R E
D E V O N S H I R E**
R E S I D E N T S
A S S O C I A T I O N
15726 GLENSHIRE DR
TRUCKEE, CA 96161

To: Glenshire/Devonshire Board of Directors
From: Lori Kelley, Manager
Date: 8/14/2023
Re: GDRA Manager Report/Updates

Elections

- Number of Governing Documents ballots received as of 8/14/23: 344. Minimum of 850 needed to allow for 20% no votes. Another 524 ballots needed. Extension date and next steps is on the 8/17/23 agenda..
- Reminder: Board of Directors Election cancelled. We are doing outreach in an attempt to appoint 3 new Directors at the 9/21/23 meeting, effective 10/14/23. To date, two members have indicated interest.

Pool

- Staff is available to extend the pool season beyond Labor Day, for less hours due to school, and weather permitting. There is an Unbudgeted Expense request on the agenda of approximate \$5,500.
- The wader pool is open, some leaks were found in the process and being repaired.
- I've fully handed pool items over to Dylan – see his report.

Pilot Classes Update

- These classes are going well. Will probably show a loss due to investment of permanent items and background checks. Should at least break even next year.

Common Area Volunteering

- I hope to move forward by early Sept. on planning projects with Adrian & Dylan. Some possibilities: Defensible Space work in common area, Lake Trail/Erosion Control improvements and Invasive Weed day.

Pond Water Quality

- More birds are being seen at the pond. Conclusion of fish die off still seems to be a winter phenomenon.
- There is an Unbudgeted Expense item on the agenda for \$1K to \$2K for Balance Hydrologics to write a brief report for water quality sampling and data review. This should be a Board discussion.
- Another Unbudgeted Expense of \$4,309 for water quality sampling – emergency expense already incurred.

Other

- The Association has been the most active we've seen in years. Member communications, Pool, Classes, Rentals, Election, Dumpster, Design Review, Escrows, Complaints, Defensible Space/Tree removals
- Firewise and Defensible Space activities will become more active at the end of August.
- New staff hired this spring: A facilities manager, an administrative assistant and 3 new pool employees. Details can be discussed in Personnel section of the agenda.