

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
March 20, 2024 6:00 pm
15726 Glenshire Drive and Virtual

I. 6:03 Call to Order and Establishment of Quorum

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

Directors Present

Board members present were Adrian Juncosa, Ken Hoedeman, Anna Grahn-Nilsson, James Bartlett and Lisa Williams.

Others Present: Lori Kelley, Dylan Bonnie (virtually), and Jessica Johnson - GDRA. Denis Weil - Member. Kendall Galka with McClintock.

II. 6:04 Property Owner Comments

Denis brought up tennis court reservations. He suggested that a reservation system be implemented, similar to the one used for pool passes, to allow for specific times when the courts could be reserved for events and training. On average, eight players attend these classes and require the court space, but occasionally, other players such as those who play pickleball and basketball also want to use the facilities. To make it easier for everyone to know when the courts are available, Denis proposed that the cameras be redirected towards the tennis courts and video live-streamed on the website. This would enable players to check the court's availability before coming to the facility.

The Board agreed that this could be a good survey item and future agenda item.

III. 6:06 Presentations

A. 2023 Financial Review, McClintock Accountancy

2023 Financial Review presented with charts by Kendall Galka.

Adrian commented that moving our money around to build interest has paid off!

IV. 6:25 Reports

A. 6:25 Manager Report

Lori's report will be posted with the signed minutes. No discussion occurred during the meeting.

B. 6:26 Facilities Report

Dylan's report will be posted with the signed minutes.

Adrain will provide the baseline requirements for vendors (including insurance certificates, state law requirement, etc.) and Dylan will add those to the RFP template he is developing.

Further project detail discussion will occur during the executive session.

V. 6:32 Consent Calendar

A. Approval of Minutes – February 21, 2024 Regular Board meeting

B. Committee Minutes

C. Correspondence

D. SWRCB Water Diversion and Use Report

It was motioned by Anna and seconded by Ken to approve the Consent Calendar as presented. Motion carried unanimously.

VI. 6:33 New Business

A. 6:33 Monthly Financial Reports

James and Adrian reviewed the financial report. All looks well.

B. 6:33 Funds Transfer Request

The following requests were made to earn high interest:

- 1) \$100,000 FROM: Plumas Operating; TO: Ed Jones 3 month CD
- 2) \$100,000 FROM: BMO Operating; TO: BMO Operating MMA
- 3) \$100,000 FROM: Ed Jones Reserves MMA; TO: Ed Jones Reserves 3 month CD

Per James' suggestion at a prior meeting, Lori looked into traditional high interest savings accounts but none are through our current banks.

It was moved by Ken and seconded by Anna to approve the Funds Transfer. Motion carried unanimously.

C. 6:40 Pool Fees

Implementing a family discount could increase annual dues cost due to the lesser pool income needed to balance the budget. The owners who don't use the pool advocated not having the rates increase.

Adrian summarized Anna's idea to increase the age at which children are free, and Lisa said to lower the cost per person rate for kids and teens to incentivize the older kids to use the facility. Lisa proposed the idea of a teen rate.

This would be a good survey item to ask members about the cost for the kids' age groups; however, changes may not occur this year due to the existing budget.

D. 6:53 Design Review Committee Fees

Our fees are low compared to our peers. Further discussion will occur at the next Board meeting and prior to the Member Survey.

E. 6:59 Member Survey

The outreach committee has put a lot of time and effort into this project and the final draft is still pending but this item requires voting.

It was motioned by Anna and seconded by Lisa to allow the staff and outreach committee to finalize the survey. Motion carried unanimously.

F. 7:01 Solar Project Review and Consideration

Discussion will occur during the Executive Session.

The Board returned to the open meeting at 8:08pm.

It was moved by Lisa and seconded by James to accept the California Green contract proposal as stated in executive session. Motion carried unanimously.

G. 7:02 4th/5th Grader Project around the Pond – Fall

Historically the community is not fond of signs in a natural environment. However, having a couple of signs is permissible. The Board directed staff to move forward with this request.

H. 7:06 Pool Wall Painting/Mural

Repainting has become necessary due to the current paint flaking off, which is actually interior paint that was used within the pool building. The Board directed staff to choose a neutral color to compliment the pavers within our color palette guidelines.

I. 7:15 May Shire Items

All next week staff will focus on preparing the printing material. The Board would like to remind
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people to vote or ask people why they didn't and encourage people to vote if possible.
Lori sent a reminder to ask Board members for content.

J. 7:18 Future Agenda Items

1. Adrian proposed discussing rules and fee revision one at a time to make a gradual change
2. Tennis court reservations

The April Board meeting is typically skipped; however, we would need to have a special meeting to approve our new insurance policy. The special meeting is tentatively scheduled for April 11, 2024 at 5 pm. Anna asked if it could be online. Lori agreed and may do in person/virtual.

K. 7:22 Appointment of Committee Members

Traditionally the president is on the personnel committee. Staff clarified and the Board made the proceeding motion.

It was motioned by Anna and seconded by Ken to keep Lisa on the personnel committee and add Adrian. Motion carried unanimously.

L. 7:25 Board to provide summary report of Executive session meeting February 21, 2024

The Board went over the minutes and reviewed consent items and legal items, and discussed possible action for properties, and discussed the personnel. Meeting adjourned.

VII. 7:26 Adjourn to Executive Session

The Board adjourned to executive session at 7:26 pm.

Prepared by:
Jessica Johnson
GDRA

Accepted by:



Anna Grahn-Nilsson, Secretary