

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
July 17, 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, Lisa Williams and James Bartlett.

Others Present: Lori Kelley, Topher Marlett, and Jessica Johnson - GDRA. Denis Weil - Member. Jean Brooks - Member attended virtually.

II. 6:04 Property Owner Comments

Jean Brooks is dealing with an ongoing issue with a new neighbor and would emphatically require standards and protocol for trailers and vehicles parked on properties. She's tried talking to the neighbor, but changes haven't occurred. Jean is curious if there could be an amendment to the CC&Rs if other people have a similar issue.

Adrian addressed Jean's concerns and mentioned that the Board plans to discuss updates in the coming months.

Denis Weil raised the annual issue of tennis court reservations, as most people want to play between 8-10 am without considering those who are already there. He suggested implementing a scheduling or card entry system.

Adrian understands the need for changes and noted that the facilities coordinator will identify necessary upgrades.

III. 6:14 Reports

A. 6:14 Manager Report

Lori's manager report will be posted with the signed minutes. Discussion occurred around hiring an additional office 'sweeper' to backfill.

B. 6:21 Facilities Report

Topher's facilities report will be posted with the signed minutes.

Discussion occurred around the safety of the kiddy pool, and with the placement of the tables and guard stations having an ample view.

The Board approved Topher's request to obtain an additional bid from the concrete company. This bid is to be used to either relocate a few embedded parasol collars or enlarge the square footage of the pavers so that the tables and parasols can be comfortably accommodated.

The Board also advised staff to ask our lawyer about the legalities surrounding our pool policies or whether improved signage would offer legal protection.

Additional discussion occurred about the sidewalks—if the issue is a buried tree root, then we should address that issue first, which may be an add-on outside of the concrete company.

Staff clarified that the deck finishing timeline was due to the open pool and safety concerns for bathroom access.

IV. 6:41 Consent Calendar

A. Approval of Minutes – May 15, 2024 Regular Board meeting

B. Committee Minutes

C. Correspondence

Anna found a typo between the May 28th and June 11th DRC minutes, the address shows both 10501 or 10510 and needs to be clarified.

It was motioned by Anna and seconded by Lisa to approve the Consent Calendar approve the consent calendar after staff corrects the address. Motion carried unanimously.

V. 6:44 New Business

A. 6:44 Monthly Financial Reports

Adrian and James reviewed the financial reports. Staff clarified the reporting timeframe segments, some through May and others through June, were due to the June meeting being skipped.

The Board directed staff to clarify why the Operating funds are lower this year compared to last year.

B. 6:49 Funds Transfer Request

The following requests were made to earn high interest:

1. \$100K FROM: EJ Operating MMA; TO: Plumas Operating Ckg
2. \$25K FROM: Plumas Operating Ckg; TO: BMO Operating Ckg
3. \$150K FROM: Ed Jones MMA; TO: Ed Jones Operating 3 month CD
4. \$150K FROM: Ed Jones MMA; TO: Ed Jones Operating 6 month CD
5. \$175K FROM: Ed Jones Reserves MMA; TO: Ed Jones Reserves 3 month CD
6. \$175K FROM: Ed Jones Reserves MMA; TO: Ed Jones Reserves 3 month CD
7. \$50K FROM: Ed Jones Operating Ckg; TO: BMO Operating Ckg

It was moved by Anna and seconded by Lisa to approve the Funds Transfer items 1-7. Motion carried unanimously.

C. 6:51 Governing Documents Election Update

Staff has yet to receive any updates. We still are under the amount needed to establish a quorum with only 730 votes.

The Board directed staff to contact the inspector as soon as possible so that they can reach out to the members who have not voted and leave the timeline up to the inspector for responses. The Board approved a max budget of \$10K.

Suggested attention-grabbing verbiage for the mailer content: "Call to action to do this now so we can count" or "Help yourself, help your neighbor."

It was motioned by Lisa and seconded by Anna to have the inspector mail the ballots to those who have not voted and give us the timeline. Motion carried unanimously.

D. 7:08 2024 Member Survey

GDRA received 182 responses to guide future decisions. The Board discussed residents' main concerns about fire safety and speeding.

E. 7:22 Initial 2025 Budget Discussion

Discussion occurred. A committee meeting occurred earlier today, but the budget remained the same. Staff suggested doing further analysis to help reach a decision.

F. 7:42 Director Candidate Applications

None— it's too soon.

G. 7:42 Future Agenda Items / Meeting Time

Future Board meetings will begin at 5:30pm and may be moving the meeting to the 2nd or 4th Wednesday of the month.

- Installing speed humps/tables
- Upgrading and modernizing the amenities
- Review fees and balance budget
- Hosting a community event to address "clean the green" (next spring)

H. 7:45 Board to provide summary reports of Executive session meeting May 15, 2024

Anna reported regarding the 5/15/2024 meeting: Truckee trails contract was discussed, went over consent items, had some legal items, there were no actions on property. On personnel there was

recruiting going on. Meet and confer letters were provided to properties noted in executive session. Meeting adjourned at 7:59pm

VI. 7:15 Adjourn to Executive Session

The Board adjourned to executive session at 7:47 pm.

Prepared by:
Jessica Johnson
GDRA

Accepted by:


Anna Grahn-Nilsson, Secretary

