

**Glenshire/Devonshire Residents' Association, Inc.**  
**Board of Directors Regular Meeting**  
**AGENDA**  
**September 18, 2024 5:30 pm**  
**15726 Glenshire Drive and Virtual**

**I. 5:30 Call to Order and Establishment of Quorum**

Adrian Juncosa called the meeting to order at 5:35pm. A quorum was established.

**Directors Present**

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

**Others Present:** Lori Kelley, Topher Marlett, and Jessica Johnson - GDRA. Members - Denis Weil, Sue Simmons, Tom Ballister, Ron Curtis & Diana Bell-Curtis, Dawn Chew, Barry Kent, Peter Tucker, Bill Houdyschell, and Katie Baker.

**II. 5:35 Property Owner Comments**

**A. For items not on the agenda**

No comments.

**III. 5:38 Reports**

**A. 5:38 Manager Report**

Lori's manager report will be posted with the signed minutes.

**B. 5:39 Facilities Report**

Topher's facilities report will be posted with the signed minutes. Discussion occurred when members asked clarifying questions about the dam, water rights and permits, clarified the facilities list and gazebo use.

**IV. 5:47 Consent Calendar**

- A. Approval of Minutes – August 21, 2024 Regular Board meeting
- B. Committee Minutes
- C. Correspondence

**Adrian found a typo where some \$ should have been % – staff will make changes and have Anna initial. It was motioned by Anna and seconded by Lisa approve the consent with the change. Motion carried unanimously.**

**V. 5:48 New Business**

**A. 5:48 Monthly Financial Reports**

Adrian reviewed the financial report and staff clarified our booked are done on an accrual bases. James may have not had service at the time of review during the meeting.

**B. 5:50 Funds Transfer Request**

The following request were made to increase cash flow:

1. \$35K FROM: Plumas Operating Ckg; TO: BMO Operating Ckg
2. \$30K FROM: EJ Operating MMA; TO: BMO Operating Ckg

**It was motioned by Ken and seconded by Anna to accept the funds transfer as presented. Motion carried unanimously.**

### **C. 5:51 Defensible Space/Fuels Reduction**

Discussion occurred around fire safety and the surrounding communities' failure to address their fire safety needs. However, GDRA is not directly responsible for other committees. Anna spoke from experience and advised that complaints can be submitted to Truckee Fire.

Staff will be applying for a grant to address common areas.

Adrian inquired about maximizing our chances and benefits for these grants and the timeline for which to aim. Bill noted that applications are typically due around April and emphasized the need for coordinated efforts among HOAs to collaboratively review and apply for projects that require a 25% match. He also suggested involving the land trust and called for a Firewise committee meeting soon to engage everyone and utilize the completed report.

### **D. 6:09 Access Control System**

Discussion occurred about the intention to address the risk and safety of all members who use facilities such as the playground, tennis courts, pool, etc.

Denis thinks it's overkill, while other members see the value in implementing the release and key card system.

### **E. 6:24 Rules and Policies**

The Board is considering various changes to rules and policies.

Former Board member Peter is looking to our current Board to take fire safety more seriously, considering the numerous warnings about fire safety given in the last five years.

After driving around for one hour, he found 123 violations and provided an unofficial report for the Board's reference only. Peter thinks the only thing that will make a difference is the individual hardening of homes and the approval of fire-resistant materials.

The currently proposed budget is not allocating the funds that we actually need for an annual inspection regimen of every property. It's well known that fines only get us so far and fines have not been collected.

Peter's side note about the pool budget: Peter doesn't think the use of the pool should be the financial responsibility of the 75% of members who don't use it. It should be primarily funded by the 25% of people who do use it, including the consumables, with the expectation of capital expenses.

The Board requested Peter draft a neutral article for The Shire or elbast about his presentation.

Any member input for The Shire would be appreciated and can be sent via email to [info@glenshiredevonshire.com](mailto:info@glenshiredevonshire.com).

Adrian thinks we should add another line item to increase defensible space inspections and enforcement to address fire safety.

The Board and members further discussed inspections, violation enforcement, and approved materials. Further discussion will occur at our next meeting in October when it will be open for member comments.

## F. 7:08 2025 Budget Discussion

DRC fee changes were discussed including changing items from committee approval to staff approvals to shorten processing time for everyone involved.

Member comments:

Member commented that a \$60 annual dues increase is manageable, but concerns arise over its allocation. With monthly insurance costs rising, there's a need for input from residents on facility access. There's also worry about safety on the pathway and risks related to kids fishing in the pond. While not all risks can be mitigated, it's important to prioritize issues rather than approach them haphazardly.

A member expressed concerns about rising costs and suggested the board explore cost-cutting measures to maintain current dues. They agreed with the idea that pool expenses should be covered by users and noted that the pool seemed overstaffed during their visits. The member emphasized the importance of funding for defensible space and fire hardening, while also expressing reluctance about locked facilities, acknowledging the need for insurance and risk management. The main point was a request for the board to consider reducing costs rather than increasing dues.

A member supported earlier comments about dues and fire safety, pointing out the ongoing increases in dues without clear reasoning. They stressed the need to cut costs and highlighted the importance of fire safety, sharing that a friend lost their home to a fire. They also expressed a desire for greater community involvement.

Another member sought clarification on the \$12,500 expense related to the lake trail open space work. They also agreed with a previous comment about pool maintenance being the responsibility of the users. Additionally, they pointed out a budget item for pool expenses over \$82,000, noting that they do not see a corresponding income coming in to balance it. They expressed concern that the rest of the homeowners really are subsidizing the pool for those who use it and only 25% use it.

A member attended for the first time and said she is a part of the 25% of people who use the pool and has thoroughly enjoyed it each time. They mentioned that haven't seen issues with the tennis court access.

The last member to speak spoke in a broader context, noting that they moved to the area in 2016 and love the neighborhood and common areas. However, they pointed out that dues have increased by 50% since then. Regarding access control, they believe it won't effectively address the insurance issue. They also expressed concern about 75% of homeowners subsidizing the pool, especially since many cannot use it due to their work schedules.

The Board addressed member question as appropriate.

The Board discussed the current details of the budget and made minor changes. Mailer will be going out and we should put this information in the email.

**It was motioned by Lisa and seconded by Anna to authorize Lori to distribute a draft budget to all members with the \$36 annual dues increase. Motion carried unanimously.**

**G. Governing Documents Election**

No questions or discussion occurred.

**H. 8:17 Annual Meeting**

The Board said no snacks and to uphold our legal obligation.

**I. 8:20 Member Engagement Meetings**

Suggestions can be sent to Lori. Food and drinks are always a way to gather people.

**J. 8:21 Board to provide summary reports of Executive session meeting  
August 21, 2024**

Anna summarized the previous executive meeting reviewed consent items, legal items and discussed personal items. Discussion about possible action regarding a few properties. Personal to be reviewed was postponed to future meetings. Some members were sent fines. The meeting concluded at 8:15pm.

**VI. Adjourn to Executive Session:**

The Board adjourned to executive session at 8:22pm.

Prepared by:  
Jessica Johnson  
GDRA

Accepted by:



Anna Grahn-Nilsson, Secretary