

**Glenshire/Devonshire Residents' Association, Inc.**  
**Board of Directors Regular Meeting**  
**MINUTES**  
**August 21, 2024 5:30 pm**  
**15726 Glenshire Drive and Virtual**

**MEETING RULES:** No [audio or video recording](#) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

**I. Call to Order and Establishment of Quorum 5:41 pm**

**Directors Present** Board members present were Adrian Juncosa, Ken Hoedeman, Anna Grahn-Nilsson and James Bartlett

**Directors Absent** Lisa Williams

**Others Present** Lori Kelley, GDRA Staff

**II. Property Owner Comments**

None

**III. Reports**

A. Manager Report

B. Facilities Report

No items pulled; therefore, all items accepted by consensus

**IV. Consent Calendar**

A. Approval of Minutes – July 17, 2024 Regular Board meeting

B. Committee Minutes

C. Correspondence

**Anna moved and James seconded to approve the consent calendar. Motion carried unanimously.**

**V. New Business**

A. Monthly Financial Reports

**Adrian and James reviewed the financials. Only clarifying question was from Adrian regarding reduction of assets is mainly due to capital improvements costs. Lori confirmed this.**

B. Funds Transfer Request AJ normal to have large difference A.J Funds Transfer

**Anna moved and James seconded to approve the two requests for funds transfers. Motion carried unanimously.**

C. Member Request for Memorial Bench

Discussion occurred.

**James moved and Anna seconded to conditional approval (no objections from neighbor) Motion carried unanimously.**

D. Design Review Fees

Discussion occurred. There is interest in reducing some fees. Paint palette a priority and staff is working on this. Berm category to be addressed. Town permitted plans-GDRA only needs to review/inspect aesthetics. Lowering fees has been suggested previously and tonight.

#### E. Survey Results / Fees History / Pool Fees Analysis

In depth discussion occurred. It was mentioned:

- the survey indicates the annual dues and pool fees are fair
- currently approximately 62% of annual pool costs and 58% of annual DRC costs are subsidized by annual member dues
- if we increase dues to cover pool passes, don't feel people will move
- many members feel our dues are low
- possibly dues can subsidize higher amount of pool costs – ask community to pay for the community's overall well being
- lowering user fees and charging \$20-\$50 for a yearly assessment is totally reasonable
- compared to other Truckee neighborhoods, people mention that Glenshire fees are so much lower than everywhere else
- members may prefer paying additional \$50/year dues than user fees
- 24% of members use the pool
- pool operations may be increased if pool fees eliminated or reduced (more users)
- possibly 2 free pool memberships per lot per year
- possibly offer 2 free member drop-ins per year for all members and lower member daily drop-in fees from \$8 to \$5
- possibly a fee for up to 2 members per lot, up to 4 member per lot, etc.
- possibly an amenity fee for pool/sports courts/playground
- 1x clubhouse rental discount (second rental within 1 yr)

**Anna moved and James seconded: Start of season 2 passes per lot free. \$40 through 5/31 and add \$5 after that. Motion approved: 3-1. (A.J. abstained)**

#### F. Second 2025 Budget Discussion

In depth discussion occurred.

Board directed staff to create updated budget reflecting 2 free passes per lot, additional pool staff cost to support pool user increase, new access system, increased accounting services.

#### G. Director Candidate Nominations

Lori confirmed only two nominations received for the two open seats. Therefore, this will be an election by Acclimation.

#### H. Annual Membership Meeting

Lori confirmed that the date is 10/12/2024

#### I. Member Engagement Meetings

Postponed to a future meeting

#### J. Board to provide summary reports of Executive session meeting July 17, 2024

**Anna stated there were a couple consent items and properties in progress, a couple of legal contracts but no discussion occurred. Properties to be sent to collections and to pay or enter payment plan within 30 days.**

### VI. 7:00 Adjourn to Executive Session 8:05

#### A. Approval of Minutes Executive session meeting – July 17, 2024

**James moved and Ken seconded to approve the minutes. Motion carried unanimously.**

#### B. Consent items:

1. Copies of Complaints
2. Correspondence
3. Properties in Progress – No action anticipated:
4. 1-004 / 1-060 / 2-058 / 2-072 / 2-210 / 2-247 / 3-082 / 3-239 / 3-091 / 3-143 / 3-150 / 3-301 / 3-348 / 4-070 / 4-271 / 4-370 / 4-519 / 4-528

No items pulled, therefore, all items accepted by consensus

C. Legal

1. Contracts  
None

D. Discussion and Possible Action Properties

1. 2-010
2. 4-074
3. 4-083
4. 4-107

E. Personnel

1. Review

**Postponed to a future meeting**

2. Other

**James moved and Anna seconded to pay out Lori's PTO of 4 weeks so she can begin to accrue again. Motion approved unanimously.**

F. Delinquent properties eligible to be sent to collections

3-023 / 3-072 / 4-237 / 4-489 / 4-553

**Board decided to give one more week for these owners to initiate the process.**

List of properties with delinquent dues and assessments:

***Properties that are more than 12 months delinquent or assessments and dues that are in excess of \$1,800 as set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720. As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720 Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below:***

VII. **8:00 Adjournment 8:30pm**

Prepared by:  
Lori Kelley  
GDRA

Accepted by:

  
Anna Grahn-Nilsson, Secretary