

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
October 16, 2024 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

Adrian called the meeting to order at 5:30pm. A quorum was established.

Directors Present

Board members present Adrian Juncosa, Ken Hoedeman, James Bartlett and Lisa Williams. Anna Grahn-Nilsson arrived in-person at 5:33 pm.

Others Present:

GDR Staff: Lori Kelley, Topher Marlett, and Jessica Johnson. GDR Members - Thomas Smith, Pete York, Anne Cahill, Jimmy Smith, Chris Baker, Ryan Matt, Chris Leung, and John Chapman.

Attend virtually: Town Tart: Alfred Knotts (TART), GDR Members - Jean Brooks, Tom Ballister and Bill Davidson.

II. Governing Documents Ballot Tabulating

A certified Inspector of Elections will begin the ballot counting on a video meeting unless it is determined an adequate number of ballots were not received to hold the election. It was determined there were not an adequate number of ballots received and to extend the ballot due date to 11/14/2024.

A.

III. Property Owner Comments

A. For items not on the agenda

Adrian emphasized the need for a dynamic program focused on cost efficiency and effectiveness at all levels within the official board and staff duties. Members expressed a desire for improved services but acknowledged that this requires increasing dues, highlighting the need for careful trade-offs. He noted that effective leadership starts at the top and should involve input from the board as they adopt new operational strategies. Adrian recognized that changes can be met with resistance, but he believes the group's business and nonprofit experience can guide them through the transition.

IV. Presentations ~5:47 after technical issues

A. Tart Connect, Town of Truckee

Alfred Knotts, the Transportation Manager for Truckee, provided an update on the Tart Connect program, a free transit service launched in December 2022. Initially a pilot, the program expanded town-wide due to its success, increasing ridership from around 30,000 to 200,000 annually. The service operates through a demand-responsive app, allowing real-time ride bookings. It has proven cost-effective, averaging \$11 per passenger compared to much higher costs for traditional transit services.

Knotts emphasized the program's benefits, particularly for Glenshire, which had previously been underserved by fixed-route services due to travel distances and lower population density. Tart Connect has improved access for residents, allowing easier transport to work, recreation, and community events, with Thursdays and Saturdays

being the busiest days. The service has also alleviated parking needs in busy areas.

Knotts also discussed funding challenges, as the program is currently only funded through June 2025. A ballot measure for a half-percent sales tax increase, Measure E, is proposed to help fund transit services and other town projects. If the measure passes, it could provide \$3.5 million annually for essential services, including TART Connect. However, Knotts noted that without continued funding, the program's future could be uncertain. He acknowledged GDRA's helping hand with TART Connect and expressed hope for its continuation.

Adrian shared his concerns about the town's management of waterways, particularly the recent damage to Trout Creek's riparian habitat. He also takes issue with the town taxing local residents to subsidize large Placer County projects that don't include affordable housing for employees.

V. Reports

A. Manager Report

Staff explained a couple DRC applications were complicated due to various changes after committee approval or members not accepting what was approved.

B. Facilities Report

Staff provided clarification to the Board on our request for solar credits and explained the current status of the concrete sidewalk repair and playground maintenance. They also provided additional details regarding the request for a refund for the front door project.

Adrian wants to connect with staff to improve the efficiency of preparing and presenting reports, ensuring a smoother process for addressing questions and comments.

VI. Consent Calendar

A. Approval of Minutes – September 18, 2024 Regular Board meeting

B. Committee Minutes

C. Correspondence

Adrian suggested a Rules update for January that would require applicants to start from square one whenever changes occur, encouraging them to submit more complete applications.

It was motioned by Anna and seconded Lisa to approve the consent calendar as presented. Motion carried unanimously.

VII. New Business

A. Board of Directors Election by Acclamation

The board discussed the two seats open for reelection and made the following motion.

It was motioned by Anna and seconded by Lisa that the Board confirms that only two applicants applied for the positions, and we are hereby appointing James Bartlett and Adrian Juncosa to the Board for a two-year term via election by acclamation. Motion carried unanimously.

B. Appointment of Board of Director Officers

In consideration of the members present the Board postponed the appointment of officers until after the budget review.

It was motioned by Lisa and seconded by Anna to keep all members in their current positions. Motion carried.

C. 2023 Tax Returns

D. Financial Statements

E. Funds Transfer Request

F. Proposed policy amendments-Rules: DRC (in preparation for 2025 Budget)

G. 2025 Budget

Each member was allotted 2 mins for comment:

Member, Jimmy Smith, addressed the board, thanking them for their service and clarifying that his comments were not personal attacks. He criticized the recent budget notice as misleading, particularly concerning a \$5,000 discrepancy that could confuse members. He argued that unapproved income assumptions, like a projected 7% dues increase, should not be included. He suggested the budget could be clearer and questioned the need for the board to hire additional personnel for defensible space inspections, given the fire district's existing efforts. He concluded by requesting that the board table the budget until a clearer version is available.

Member, Thomas Smith since 2011 opposed any dues increase, stressing the association's responsibility to residents and the land it manages. He argued that many budget items are redundant, as inspections are already covered by existing measures. He criticized new rules for defensible space, stating current laws are sufficient and efforts should not be duplicated. He highlighted that homeowners are responsible for their properties and the association must effectively manage the 263 acres of open space. Emphasizing training, education, and enforcement (TEE) in fire prevention, he noted that various agencies offer resources for fire safety. He concluded by urging the board to avoid seeking additional funding or increasing dues, advocating for better project preparation instead.

Member, Pete York, echoed earlier points about the town's funding for space management and the importance of utilizing available grants. They noted that inspectors have already assessed homes in the community, with a significant percentage meeting existing resource codes. The member emphasized the need for better clarity in the association's policies and procedures regarding defensible space inspections, pointing out possible inconsistencies in documentation. They argued that the current forms are outdated and lack clear guidance for homeowners. Until these issues are resolved, they suggested the association should refrain from requesting additional funds, as there are existing resources available to address fire safety needs.

The last member to comment, Chris Baker, thanked the board for their efforts, acknowledging the challenges of their role. They expressed concern that hiring a personal forestry inspector under Measure T could be excessive and increase liability for the association. They questioned the due process for inspections, potential costs involved, and the impact on other agencies. He concluded with a brief thank you.

The Board addressed member concerns about fire inspections and encouraged members who would like to share their Truckee Fire reports with GDRA to help us reduce inspection redundancy.

Members were encouraged by the Board to attend committee meetings, especially finance committee meetings, or send comments to info@glenshiredevonshire.com.

The Board thoroughly discussed the details of each line item of the budget.

It was motioned by James and seconded by Ken to increase the Amenity fees income from \$45k to \$47k. Motion carried unanimously.

The Board left off on Maintenance line item when the discussion adjourned to Executive Session at 7:41 pm.

Regular session resumed at 8:02 pm.

The Board agreed to address the Defensible Space budget line item before adjourning the regular meeting. Adrian announced that finalization and voting to complete the budget will take place at least four days from tomorrow during the special meeting.

It was motioned by Adrian and seconded by James to leave the Forestry/Def Space salary line item as proposed. Ken objected. Motion carried 4-1.

H. Future Board Meetings

I. Future Agenda Items

J. Results of Governing Documents Election or, Election Extension Dates will be announced

K. Board to provide summary reports of Executive session meeting September 18, 2024

Adrian announced that any 10.16.2024 agenda items not addressed tonight will be continued to a special board meeting, date TBD, and no earlier than four days from tomorrow.

VIII. Adjourn to Executive Session:

The Board adjourned to executive session at 8:32pm.

Prepared by:
Jessica Johnson
GDRA

Accepted by:



Anna Grahn-Nilsson, Secretary

GDRA MANAGER REPORT

To: GDRA Board

From: Lori Kelley, 10/13/2024

Tasks during the last month:

- Continue the 2025 Budget / Policy Revisions (included much research, recalculations and many emails, meetings and eblasts)
- An extensive member mailer
- Facilities projects meetings/troubleshooting
- Prepared 8/2024 final and 9/2024 Financials
- Prepared 10/2024 Shire content
- DRC was very active and included some complicated applications
- Complaint/Escrow inspections and follow-up
- Staff training, meetings and reviews
- Prepare for two Board meetings and the Annual meeting
- FireWise Community emails, prepare for a big meeting in October, meetings with Bill
- Defensible Space – meetings with Bill (including research and calculations for 2025)
- Reviewed Tax Returns and discussed with CPA

Board members,

Please feel free to call or email me with any questions prior to the 10/16/2024 Board meeting

Thank you!

Facilities Report October 10, 2024

Doors and Windows - This project is nearing completion. The contractor has been waiting on the deck completion to wrap up work on the back side of the building. Unfortunately the quality of the install and product has left much to be desired. We are engaging Accent Speciality to demand a refund for the front door install, as the unit is already causing issues with renters, and was not installed properly. We will also ask for new glass in the upstairs windows as they are scratched already, and the back door leading to the pool is rubbing on the pavers damaging the new unit as the pavers need to be recessed to alleviate this issue.

Deck - The deck project on the back side of the building is nearing completion. All work looks good, and handled in a timely fashion.

Pool - The pool resurfacing project is in full swing. Unfortunately the coping around the pool needed to be replaced and was unfortunately not included in the original contract. The coping is moving forward and covered by reserves funds. However the demo crew pointed out several cracks in the pool basin that will require attention, which will unfortunately be another cost overrun. This is the time to handle this work with pool drained, and project in process. It was very unfortunate that the contractor did not address either the coping nor the cracks prior to signing the contract, as it appears that we need to concede to these additional repairs due to the nature of the timing with the winter approaching, and the pool already in process.

Solar - The solar project is still in a holding pattern with Liberty utility. Typically it takes about 2 weeks for the metering team to install the meter, however this is not the case for us. The interconnection agreement was executed as of September 18th. Since such time, I have contacted Liberty on a weekly basis. Around the end of September, I was told that Liberty was all out of meters, and they were experiencing a sourcing issue, and that they would be back in touch to let us know when more were back in stock. This week, I called and emailed and no one is returning my correspondence. I think it best that we exercise our rights. I might suggest we communicate about getting our legal team involved to see if this might spur movement, as this will be the next step we will have to take in the event that this drags on much longer. Our solar system is effectively depreciating with every passing day, so the sooner we can get the system online the better. Lori is suggesting we request credits from Liberty for the time frame not connected, since the delay is on their end.

Snow Removal - We have bids in, and are trying to flesh out some details before selecting a provider.

Court Resurfacing - We are in the process of receiving bids on resurfacing, and should be able to present them at the next meeting.

Concrete Sidewalks and Shade Structure Foundation - The permit has been submitted to the town, and is under review. Once through this process we can put the job out to bid.

Playground - Wood Chipping complete. We still need to install the border for the chips, and are in process of receiving bids to replace the existing fence around the playground. We should be able to present bids in the next meeting.

Access Control - In process with research and revising bids.