

Glenshire/Devonshire Residents' Association, Inc.

Board of Directors Regular Meeting

AGENDA

Wednesday, November 20, 2024 3:00pm

15726 Glenshire Drive and Virtual

Log In meet.google.com/uup-wksk-goh OR Phone [US+1 609-438-1384](tel:US+16094381384) PIN: 254 516 657#

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. 3:00 Call to Order and Establishment of Quorum

II. 3:00 Governing Documents Ballot Tabulating

- A. 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, or an ample number of inspectors are not available to hold the election.

III. 5:35 Property Owner Comments

- A. For items not on the agenda
- B. For items on the agenda. A member may comment now or during that item, not both.

IV. 5:40 Reports

- A. Manager Report
- B. Facilities Report

V. 5:50 Consent Calendar

- A. Approval of Minutes – October 16, 2024 Regular Board meeting and October 23, 2024 Special Board meeting
- B. Committee Minutes
- C. Correspondence

VI. 6:00 New Business

- A. Financial Statements
- B. Funds Transfer Request
- C. Capital Improvement Fund/Plan
- D. 2025 Budget and Information Report
- E. Fuels Reduction in HOA Common Areas
- F. Future Board Meetings
- G. Future Agenda Items
- H. Results of Governing Documents Election, or Election Extension Dates will be announced
- I. Board to provide summary reports of Executive session meetings October 16, 2024 and October 23, 2024

VII. 6:40 Adjourn to Executive Session:

(This time is set aside to discuss litigation, contracts with non-owners, owner discipline and personnel matters requested by any member who may be subject to a fine, penalty, or other form of discipline, and the member shall be entitled to attend the executive session.) Civil code 4935

Format:

Any person listed in this session has the right to attend the session kept private by asking the board to remove from the room any persons not involved with any individual subject. The board has the right to remove all parties except the property owner on title from the meeting. The board may ask staff to brief them on the subject. Owners will be limited to 3 minutes to comment but speaker time may be reduced at the discretion of the board President. The owner shall leave after they have made their statement and the board may deliberate on subject. The board shall deliver a written (email, first class mail or similar) outcome of the deliberation within 15 days. (CC&R 13.06(d))\ \

A. Approval of Minutes Executive session meetings – October 16, 2024 and October 23, 2024

B. Consent items:

1. Copies of Complaints
2. Correspondence
3. Properties in Progress – No action anticipated:
1-004 / 1-060 / 2-058 / 2-210 / 2-107 / 2-247 / 3-035 / 3-072 / 3-091 / 3-142 / 3-143 / 3-150 /
3-187 / 3-268 / 3-301 / 3-348 / 4-083

C. Legal

1. Contracts
2. Updated Firewise MOU
3. Legal Advice
4. Other

D. Discussion and Possible Action Properties

1. 3-078
2. 3-173
3. 3-218
4. 3-239
5. 3-262
6. 3-268
7. 2-010
8. 3-334
9. 4-074
10. 4-107
11. 4-314

E. Personnel

1. Board and Staff Communications
2. Other

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 here: 4-489

VIII. Adjournment