

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting

AGENDA

Thursday, December 12, 2024 5:00pm

15726 Glenshire Drive and Virtual

Log In meet.google.com/uup-wksk-goh OR Phone [US+1 609-438-1384](tel: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. **5:00 Call to Order and Establishment of Quorum**
- II. **5:05 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.
- III. **5:10 Reports**
 - A. Manager Report
 - B. Facilities Report
- IV. **5:15 Consent Calendar**
 - A. Approval of Minutes – November 20, 2024 Regular Board meeting
 - B. Committee Minutes
 - C. Correspondence
- V. **5:20 New Business**
 - A. Financial Statements
 - B. Funds Transfer Request
 - C. 2025 Proposed Facility Policy
 - D. Capital Improvements/Major Maintenance Updates Process
 - E. Governing Documents Election (Results and Future Plans)
 - F. Future Agenda Items
 - G. Board to provide summary reports of Executive session meetings November 20, 2024
- VI. **6:00 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 – November 20, 2024

B. Consent items:

1. Copies of Complaints
2. Correspondence
3. Properties in Progress – No action anticipated:
1-004 / 1-060 / 2-058 / 2-010 / 2-210 / 2-107 / 2-247 / 3-035 / 3-072 / 3-078 / 3-091 / 3-143 /
3-150 / 3-173 / 3-218 / 3-239 / 3-268 / 3-301 / 3-334 / 3-348 / 4-074 / 4-083 / 4-107 / 4-314

C. Legal

1. Contracts
2. Legal Advice
3. Other

D. Discussion and Possible Action Properties

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

VII. Adjournment