

**Glenshire/Devonshire Residents' Association, Inc.**  
**Board of Directors Special Meeting**  
**MINUTES**  
**March 3, 2025**  
**Virtual Meeting**

**I. Call to Order and Establishment of Quorum**

President Juncosa called the meeting to order at 5:33pm

**Directors Present:** Adrian Juncosa, Anna Grahn-Nilsson, Ken Hoedeman, and James Bartlett

**Directors absent:** None

A quorum was established.

**Others Present:** Lori Kelley, GDRA, owner Bill Davidson

**II. Property Owner Comments**

Bill Davidson inquired about the Rules update. Staff will contact Bill.

**III. Unfinished Business**

**A. Fire Resistance Planning**

Adrian mentioned he plans to make comments at the March 25<sup>th</sup> Town meeting instead of March 11<sup>th</sup> due to things came up.

Adrian wants to know if Board wants him to make comments on behalf of the association or as a resident. He mentioned it would be helpful for comments to be on behalf of HOAs, representing many residents.

Adrian summarized the major change to original comments: Development Code, Article 3 in lieu of Defensible Space Ordinance.

**Anna moved and Ken seconded for Adrian to present these comments at the 3/25/25 Town Council meeting.**

**IV. Adjournment 5:46 PM**

Prepared by:  
Lori Kelley, GDRA

Accepted by:

  
\_\_\_\_\_  
Anna Grahn-Nilsson, Secretary

**Glenshire Devonshire Residents Association  
Board of Directors Regular Meeting  
MINUTES  
February 19, 2025  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161  
and Virtual**

**I. Call to Order and Establishment of Quorum**

President Juncosa called the meeting to order at 5:31 PM.

**Directors Present:** Adrian Juncosa, Anna Grahn-Nilsson, Ken Hoedeman, and James Bartlett

**Directors absent:** None

A quorum was established.

**Others Present:** Lori Kelley and Christopher Marlatt, GDRA, owner Steph McAfee and recording secretary Judy Friedman. There may have been others present who did not identify themselves.

**II. 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.**

There were no comments.

It was agreed items may be taken out of order. The Board went into Executive Session at 5:37 PM. Open Session was reconvened at 5:55 PM. There was no reportable action.

**III. Reports**

**A. Manager Report**

**B. Facilities Report**

No Board questions on Manager and Facilities Reports.

**IV. Consent Calendar**

**A. Approval of Minutes – January 15, 2025 - Regular Board meeting**

**B. Committee Minutes**

**C. Correspondence**

**Hoedeman moved and Bartlett seconded to approve the consent calendar. Grahn-Nilsson abstained. Motion carried unanimously.**

**V. New Business**

**A. Board Meeting Format**

The recommended GDRA Board Meeting format was included in the meeting packet.

**B. Financial Statements**

Juncosa and Bartlett have reviewed the financial reports as of January 31, 2025. Kelley answered questions clarifying the “equity deficit” and timing of Reserve expenditures.

**C. Funds Transfer Request**

**It was moved by Grahn-Nilsson and seconded by Bartlett to approve the following transfer of funds:**

**1) \$40,000 from BMO Operating to Edward Jones Money Market**

**2) \$80,000 from Plumas Operating to Edward Jones Money Market**

**3) \$100,000 from Edward Jones Money Market to Edward Jones for a 6 month CD, to be reduced to 3 months if financial advisor recommends**

**Motion carried unanimously.**

**D. Appointment of Committee Members**

This item was tabled.

**E. Board Candidate Review and Consider Appointment**

Joe (Mack) McDaniel and Peter Sorensen have submitted Candidate Nomination Forms to serve on the Board of Directors. A brief discussion followed as the qualifications of both were considered.

**It was moved by Hoedeman and seconded by Grahn-Nilsson to appoint Joe (Mack) McDaniel to the vacant Board position. Both candidates will be asked to consider running for a Board seat in the next regularly scheduled election. Motion carried unanimously.**

**F. Fire Resistance Planning**

Juncosa reported there was a very robust Fire Wise Committee meeting. The Committee is meeting again on Monday to determine the amount of the grant request. They are hoping to coordinate with other HOAs on this effort.

Juncosa is attending the upcoming Town Council meeting and is planning to remind them that nothing has been done to improve the community fire resistance. He presented a prepared statement and asked the Board if it could be read on behalf of GDHOA or should he just read it as an individual. Discussion followed as the statement was reviewed. There was a request that the final draft of the statement be circulated for Board approval. However, given the Council meeting is next week, the Board would either have to convene a Special Meeting to approve it or Juncosa will not speak on behalf of the HOA. Kelley will send out a revised version for comment.

Juncosa is on the Citizens Oversight Committee for Measure E. The group is meeting March 4. If there are comments Board members would like Juncosa to make at that meeting, they should be emailed to Kelley. Juncosa is hoping to discuss defensible space in common areas and strategies to encourage use of fire resistant materials through building codes.

**G. Reserves and Maintenance Projects for Consideration**

The Board will consider project contracts in Executive Session.

**H. Rules Revisions Plan, including DRC Color Guidelines**

Juncosa asked that any comments for the Rules Revisions be sent to Kelley. At the next meeting updates to the document will be considered before it is sent to the membership for the comment period and ultimately, Board adoption.

**I. Community Summer Gatherings**

Kelley reported an owner suggested a monthly community gathering that could include a food truck, music, and vendors. The Board liked the idea of bringing the community together but had questions about liability, serving alcohol, and keeping the party limited to owners and long term renters.

**J. Future Agenda Items**

Hoedeman asked for a report on the performance of the pool house solar system.

**K. Future Shire Items**

Kelley noted content for the next publication is due by the end of March.

**L. Board to provide summary report of Executive session meeting January 15, 2025**

Kelley reported that at the January 15 Executive Session, the minutes of the November 2024 and

December 2024 Executive Sessions were approved, Reserve projects were considered, the contract for the sports court was awarded, the Board received legal advice regarding school use in the common area, a contract template was considered, and there was a personnel update.

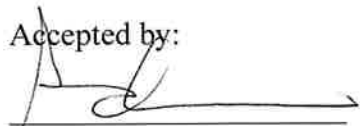
**VI. Adjourn to Executive Session**

The Board adjourned to Executive Session at 6:41 PM. The following action was reported:

**It was moved by Bartlett and seconded by Hoedeman to approve the Florence Fence, Inc. proposal as presented. Motion carried unanimously.**

**It was moved by Juncosa and seconded by Hoedeman to approve the Sutton proposal for the parking lot sealing project. Motion carried unanimously.**

Prepared by:  
Judy Friedman  
The Paper Trail

Accepted by:  
  
Anna Grahn-Nilsson, Secretary