Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
AGENDA
April 16, 2025 5:30 pm
15726 Glenshire Drive and Virtual
Log In meet.google.com/uup-wksk-goh OR Phone In (US)+1 609-438-1384 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. 5:30 Call to Order and Establishment of Quorum

II. 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.

III. 5:40 Reports
- A. Manager Report
- B. Facilities Report

IV. 5:45 Consent Calendar
- A. Approval of Minutes –March 19, 2025, Regular Board meeting and March 3, 2025 Special Board meeting
- B. Committee Minutes
- C. Correspondence

V. 5:50 Unfinished Business
- A. Election Rules Amendments
- B. Facilities Policy Amendments
- C. Rules Revisions in Progress

VI. 6:10 New Business
- A. 2024 Financial Review
- B. TSSA5 Funds
- C. Financial Reports
- D. Funds Transfer Request
- E. Annual Board Meeting Date
- F. Future Agenda Items
- G. Community Fire Resistance
- H. Appointment of Committee Members
- I. Board to provide summary report of Executive session meetings - March 19, 2025, Regular Board meeting and April 14, 2025, Special Board meeting

VII. 7:00 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 – March 19, 2025 Regular Board meeting and April 14, 2025 special Board meeting

B. Consent items**:**
   1. Copies of Complaints
   2. Correspondence
   3. Properties in Progress – No action anticipated:
   4. 1-004 / 1-060 / 2-058 / 2-210 / 2-107 / 2-247 / 3-035 / 3-091 / 3-143 / 3-239 / 3-268 / 3-301 / 3-348 / 4-314

C. Legal
   1. Reserves/Maintenance Contract Template
   2. Reserves/Maintenance Contracts
   3. Insurance Renewals
   4. MOUs
   5. Clubhouse Use and Signage Request
   6. Other

D. Discussion and Possible Action Properties
   1. 1-004
   2. 2-010
   3. 3-150
   4. 3-334
   5. 4-074
   6. 4-083
   7. 4-107
   8. 4-316

E. Personnel
   1. Recruiting
   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. 7:30 Adjournment