

**Glenshire Devonshire Residents Association
Board of Directors Regular Meeting
MINUTES
April 16, 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 5:36 PM.

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

Directors absent: None

A quorum was established.

Others Present: Lori Kelley from GDRA, owners Bill Davidson, Jean Brooks, and Sue Simmons, 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

An owner voiced concern about signs that are more related to religious organizations, not activities. Additional discussion on this issue may be on the next agenda.

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

There were no additional comments.

III. Reports

A. Manager Report

Kelley reported the Fire Resistance Committee, which consists of many homeowner associations in the area, meets regularly. With the help of the forester, the Fuels Management plan was developed and will be submitted for Measure T grants for implementation. A community-wide event is being planned for this summer to promote forest fuels work.

Kelley confirmed the Truckee Fire assessment we are paying into is designated for fighting fires, not prevention or fuels reduction. The recent bill represents several years because bills were not sent out.

Kelley continues to recruit for seasonal positions as well as administrative help. A new software program is being worked on that will provide more efficiency. Kelley reviewed some of the projects scheduled for this season, including paving, fencing, and plastering the pool.

The budget is being carefully reviewed and some revisions may be recommended to address rising insurance and other costs. Additional solar panels at the Clubhouse will cost at least \$6,000, and approval needs to be received from Liberty Utilities.

B. Facilities Report

Nothing pulled. No additional report was given.

IV. Consent Calendar

**A. Approval of Minutes – March 19, 2025, Regular Board meeting and March 3, 2025
Special Board meeting**

B. Committee Minutes

C. Correspondence

It was moved by McDaniel and seconded by Grahn-Nilsson to approve the Consent Calendar as presented. Motion carried unanimously.

V. Unfinished Business

A. Election Rules Amendments

The proposed Amendments were circulated to the membership for the required 28-day comment period. The few comments received were reviewed.

It was moved by McDaniel and seconded by Hoedeman to adopt the Election Rules Amendments as presented. Motion carried unanimously.

B. Facilities Policy Amendments

There was a suggestion to allow purchase of a 10-pack for the price of 8 admissions so guests, nannies, etc. can access the facilities at a reduced cost. Discussion followed regarding the pros and cons of the suggestion, the price, and how the use can be tracked.

It was moved by McDaniel and seconded by Juncosa to propose a revision to Facilities Policy Amendments to allow for a 10-pack of guest visits to the pool for \$80, subject to approval by the attorney. Motion carried unanimously.

There was a comment regarding the fee lap swimmers pay, but there was consensus not to change the current drop-in rate of \$8.

Kelley will ask the attorney if a processing fee for using credit cards can be charged. She will also confirm the policy regarding renters bringing guests up to the allowed capacity. There was a brief conversation about charging regular parties the same fees as weddings given the impacts are similar, but no changes were made to the policy.

It was moved by McDaniel and seconded by Juncosa to accept the revision regarding 10-pack guest passes to the Facility Policy Amendments and circulate to owners for 28-day comment period. Motion carried unanimously.

C. Rules Revisions in Progress

Juncosa noted the comments submitted that were included in today's meeting packet. However the updated Rules Revisions are not ready for review.

Discussion followed regarding additional comments, including aligning construction time requirements with the Town ordinance and aligning STR requirements with the Town ordinance. Juncosa agreed to host a forum specific to this item for owners or to include an extended discussion period during a regular meeting. Juncosa will incorporate comments and submit a new draft for Board review. He and Kelley will coordinate a message to owners for The Shire about how they can provide additional comment.

VI. New Business

A. 2024 Financial Review

It was moved by Juncosa and seconded by Grahn-Nilsson to accept the accountant's 2024 Year-End Financial Review and direct staff to circulate the report to members by April 30, 2025. Motion carried unanimously.

B. TSSA5 Funds

Kelley noted there is \$48,000 remaining from the \$123,000 TSSA5 Funds for GDRA Special Projects. There was a conversation about how the funds could be used, noting the project needs to be road-related in the Town right-of-way and drainage. Lori will ask the Town if we could use funds to improve drainage at Glenshire and the Strand. Also wanted to know about the previously discussed safe crossing to Legacy Trail could be covered

by the Town and not TSSA5 funds.

Financial Reports

Juncosa and Bartlett confirmed they reviewed the financial reports as of March 31, 2025.

C. Funds Transfer Request

It was moved by McDaniel and seconded by Grahn-Nilsson to approve moving \$30,000 from the Plumas Operating account to the BMO Operating Checking account. Motion carried unanimously.

D. Annual Board Meeting Date

This item was tabled.

E. Future Agenda Items

- Rules Revisions
- Grahn-Nilsson asked for a follow-up item on transitional housing.
- Banners

F. Community Fire Resistance

Juncosa reported on his statements to the Town Council regarding fire resistance. During that meeting, the Council discussed plans for homeless services including a proposal to purchase houses for transitional housing without any oversight or additional services. This will also be on the April 22 Town agenda. If it is tabled, perhaps this item will be on the next GDRA agenda for owner comment.

G. Appointment of Committee Members

This item was tabled.

H. Board to provide summary report of Executive session meetings - March 19, 2025, Regular Board meeting and April 14, 2025, Special Board meeting

Kelley reported all Board members were present. They approved Consent items, legal issues including Reserve/Maintenance contract templates, and contracts for walkways and a shade structure. The Board approved the liability, property, and D&O insurance renewals and asked staff to secure other quotes for the future. Items related to property and personnel were tabled.

VII. Adjourn to Executive Session

The Board adjourned to Executive Session at 7:11 PM. The following action was reported:

It was moved by McDaniel and seconded by Grahn-Nilsson to approve the March and April Executive Session minutes as presented. Motion carried unanimously.

It was moved by Grahn-Nilson and seconded by Juncosa to approve the Consent items as presented. Motion carried unanimously.

It was moved by McDaniel and seconded by Grahn-Nilsson to approve the Memorandum of Understanding (MOU) with the Tahoe Truckee Unified School District TTUSD) as presented. Motion carried unanimously.

There being no additional business to come before the Board, the meeting adjourned at 7:55pm

Prepared by:
Judy Friedman
The Paper Trail

Accepted by:



Anna Grahn-Nilsson, Secretary