

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

April 29, 2025, 2:00PM

Virtual Meeting

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. Call to Order and Establishment of Quorum

Adrian Juncosa called the meeting to order at 2:07pm

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

A quorum was established

Others Present: Lori Kelley, Bill Houdyschell, and Delaney Kent – GDRA staff.

II. Property Owner Comments None

III. Unfinished Business

A. Adoption of Facilities Policy Amendments

-Discussion occurred and it was confirmed the 2025 Facility Policy was circulated for 28 days for member comment, and some comments from members were received

-The Facilities Policy was presented on screen

-Kelley informed the Board that we can't offer a nanny pass until we change the rules, per our attorney

-We can add guest pass packs at any time. 10 pack, 5 pack, etc. Credit and debit transaction fees are passed onto Members who are purchasing items online. We also allow cash and check payments.

-It was discussed to change the word "amenity" to "pool" where needed, which creates no substantial change and does not need to be recirculated.

Grahn-Nilsson moved and Bartlett seconded to adopt the Facilities Policy Amendment with the changed word "amenity" to "pool" where needed. Motion carried unanimously.

IV. New Business

A. Fuels Reduction projects and Letters of Support.

Discussion occurred re: GDRA submitting Letter of Support for JH Foxboro Coldwater Fuel break Extension

Juncosa mentioned and that we should be supportive of projects that will enable better fire department access to our area. It was agreed to delete the clause in question regarding the number of fire incidents referenced.

Bartlett moved and Grahn-Nilsson seconded to accept the Juniper Hills request for a letter of support. Motion carried unanimously.

Discussion occurred re: GDRA participation in JH Roadway Fuel Buffer Project

-It was mentioned that we own a lot at the end of Somerset. We need to provide a letter of commitment to be a participant in the application of JH for maintaining that lot.

-Houdyschell's recommendation is Option 3: Juncosa agreed.

-Lengthy discussion occurred regarding:

-Including GDRA as additional insured

-A signed contract/agreement needed where both parties sign, questioning who the other party is

-We could vote to sign a letter of commitment, subject to a separate legal process to sign an agreement with the other parties

-The agreement is with the foresters from the state of CA, and would need a signature from GDRA to start the project

-Bill thinks that the State is just looking for an interest response from this form, and to what extent, not a contract. The project can't happen without an exemption to the timber harvest plan.

-We can't sign this because there's no sig line and no second party, and they haven't asked for a letter

Juncosa suggested we could say that we opt in to the project, subject to insurance protections, or something generalized, so that we can send a positive response and let them move forward.

It was suggested that it could be voted on for two board members have the authority to word a letter and send out.

Nilsson moved and Juncosa seconded for Adrian and James to work on the letter for the timber harvesting in Juniper Hills. Motion carried unanimously.

Discussion occurred regarding Greater Glenshire Fuel Reduction Project/Grant

-Kelley sharing screen

-Need MOU's from other participating communities.

-Flycasters has agreed to participate in full, 12.4 acres, old 40-clubhouse. They own about 3.3 acres. and don't want to pay for all the 3.3 acres.

-Sierra bluffs, Flycasters, and GDRA are going to split 3 ways the 3.3 acres on top of the ridge. GDRA's part will include Bill's time. Some will be cash to match the project, some will be Bill's time.

-We have access to our skinny parcel between Donnington and Kent through an owner's gravel pathway, and GDRA will need to leave in same condition, which could be a load of gravel and some labor. We need to create an agreement.

-Letters of commitment need to be signed by GDRA for the grant re: GDRA and Fly Casters properties, phrasing Bill's time as a combination of cash and forester labor.

Bartlett moved and Grahn-Nilsson seconded to accept and sign the letters of commitment. Motion approved unanimously.

V. Adjournment

The meeting adjourned at 2:59pm

Prepared by:
Lori Kelley
GDRA

Accepted by:



Anna Grahn-Nilsson, Secretary