

**Glenshire Devonshire Residents Association  
Board of Directors Regular Meeting  
MINUTES  
May 21, 2025  
Glenshire Clubhouse  
15726 Glenshire Dr, Truckee, CA 96161**

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

President Juncosa called the meeting to order at 5:30 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-GDRA

**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 owner comments.

**III. Reports**

**A. Manager Report**

Kelley's written report was included on the meeting packet. In response to a question about the proposal for the Town's proposal regarding transitional housing, Kelley has done some research and will continue to follow-up.

**B. Facilities Report**

Marlatt's Facilities Report was in the meeting packet. There was a brief discussion about installing additional solar panels and how Liberty Utilities "banks" credits. Kelley was asked to get a quote to install as many additional panels as possible for consideration at a future Board meeting. She will get clarity on the banked credits.

Kelley will confirm that the fencing contract has the correct start date.

**IV. Consent Calendar**

**A. Approval of Minutes – April 14, 2025 Special Board meeting, April 16, 2025 Regular Board meeting, and April 29, Special Board meeting.**

**It was moved by Bartlett and seconded by Grahn-Nilsson to approve the minutes as presented except the Design Review Committee notes. Motion carried unanimously.**

**B. Committee Minutes**

Juncosa asked that the Design Review Committee notes and applicant's plans be more specific about the approved locations of structures, in this instance, sheds.

**It was moved by McDaniel and seconded by Hoedeman to accept the Design Review Committee minutes as presented. Motion carried unanimously.**

**C. Correspondence**

There were no questions or comments.

**V. Unfinished Business**

## **A. TSSA 5 Funds Update**

The update was in the Board packet.

## **B. Rules Revisions in Progress**

Juncosa noted good comments have been submitted on the rules revisions, which are being update to correlate with the CC&Rs. Because of the magnitude of the project, there was a discussion about the best way to move forward.

Juncosa explained that proposed changes to the rules require a 28-day review by the membership to allow for comment before the Board can adopt them. He suggested assigning each Board member specific pages to be compared with the CC&Rs and make a recommendation to be considered at the next meeting. The Board may then approve the draft document for membership review.

Kelley will send each Board member sections of the rules revisions to review with the link to the applicable CC&R language. Board members are asked to provide red-lined versions for review so their recommendations are easily identified.

## **VI. New Business**

### **A. Financial Reports**

Juncosa and Bartlett confirmed they reviewed the April 30, 2025 financial reports. There was a brief conversation as specific line items and variances were clarified.

### **B. Funds Transfer Request**

**It was moved by Grahn-Nilsson and seconded by Hoedeman to transfer \$50,000 from the Money Market Operating account to the BMO Operating Checking account. Motion carried unanimously.**

### **C. Community Fire Resistance**

Grahn-Nilsson asked the process for addressing anything abnormal in the green space. Any owner can report issues to Kelley, who will investigate.

Juncosa reported a grant application has been submitted for forest fuels reduction on the common areas.

### **D. Community Event Proposal 47**

Bartlett and Cory Hunt submitted a proposal for Glenshire Day on August 23 that will include a variety of events. The full proposal was in today's meeting packet.

The Board was generally in favor of the proposal, but asked for clarification about liability, insurance, and considerations regarding alcohol sales at the event. Bartlett will follow up on those items. Kelley can provide him with ideas non-profits have used in the past for event sign-ups, waivers, and liability.

**It was moved by McDaniel and seconded by Grahn-Nilsson to approve in principle Glenshire Day scheduled for late August 2025 and allow James Bartlett and Cory Hunt to work with Kelley to finalize details. Motion carried unanimously.**

### **E. Appointment of Committee Members**

This item was tabled.

### **F. Future Agenda Items**

Rules revisions

### **G. Board to provide summary report of Executive session meetings - April 14, 2025 Special Board meeting, April 16, 2025 Regular Board meeting, and April 29, Special Board meeting.**

**Apr 16 and 29 (others reported in previous mtgs)**

Kelley reported that previous meeting minutes and consent items were approved at the meetings. There were some legal issues addressed, including contracts and insurance. The Memorandum with TTUSD and Firewise are in progress. Signage requests, specific property issues, personnel matters, and delinquencies were also considered. There was no Executive Session at the April 29 meeting.

**VII. Adjourn to Executive Session**

The Board adjourned to Executive Session at 6:35 PM.

Prepared by:  
Judy Friedman  
The Paper Trail

Accepted by:

  
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Anna Grahn-Nilsson, Secretary