

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
June 18, 2025 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Juncosa called the meeting to order at 5:37 PM.

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

Directors Absent: Ken Hoedeman

A quorum was established.

Others present: Lori Kelley and Delaney Kent - 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.

Bill Davidson, owner made Rules comment - Juncosa made a side note that he will talk with Bill later.

Anna Grahn-Nilsson made a property owner comment - Spoke with someone that wants to speak with us or do a presentation and would like it arranged for a future meeting, past client of hers has a new company doing defensible space, or she can provide a link of his.

Juncosa, made a property owner comment - Sees the county sent a notice about the zoning changes to include various different housing, including recreational vehicles. He asks the Board to consider whether or not the association should put together a comment to submit to the county and would have to make an emergency meeting to discuss it, to meet the county deadline.

III. Consent Calendar

A. Approval of Minutes – May 21, 2025 Regular Board meeting

B. Committee Minutes

C. Correspondence

Bartlett moved and Anna seconded to approve the consent. Motion carried unanimously.

IV. Unfinished Business

A. Rules Revisions Progress Summary

Kelley gave a brief summary.

Kelley previously circulated sections of the Rules draft to each Board member. They have until July 1, 2025 to submit any submit recommendations for the July 16th Board meeting.

Bartlett asked what format the Board member should submit their comments in. His are in a spreadsheet.

Juncosa said whatever format is the most convenient. He said the purpose of updating the rules is not to rewrite the whole Rules document, but to consider the Rules are in line with the CC&R's. It is not a rewriting project.

Juncosa said to compare the Rules to the CC&R's point out anything that is not accurate to the CC&R's in the proposed Rules draft. The goal is to have the proposed Rules draft match/compliment the CC&R's.

B. Community Summer Gathering

Bartlett announced that he and Cory Hunt have both worked on building up the Glenshire Day event. Starkeys is out as a vendor. They are now considering bringing a couple propane grills to do hot dogs on in an approved location on the GDRA facility. The date is planned for Aug 23rd, with a backup date of Aug 30th. Hunt is addressing event insurance. He has received a few insurance quotes so far. Once they receive a hard quote of the insurance then they will address it with Kelley to see if it covers the necessary liabilities. Bartlett wants to make sure that the waiver used for the event is being provided by the GDRA. They set a goal of 100 people for

the insurance quote. They will do an RSVP for the walk around the Glenshire Pond but will allow walk-ups for the food/games if the Members and their guests sign a waiver when they arrive. The Shire workout business will provide a bouncy house if there is an available space for it. Bartlett and Hunt will give out wristbands after filling out waivers to identify Members who have checked in for the event. They plan to get some volunteers as unofficial security to keep an eye on the event. They are planning on selling hot dogs and bottled sparkling water to cover the cost of insurance. Bartlett is hoping to have final details at the next meeting him and Hunt. Kelley has a question about sales tax on any sold items. Potentially they should run any sales through the GDRA Snack Shack to cover the sales tax under the GDRA sales tax number. Bartlett believes that food sickness would be covered under the event insurance. Juncosa suggests they see if there are any town/state regulations if they are selling food. Bartlett said his next meeting with Hunt is late next week.

V. New Business

A. Financial Reports

Juncosa confirmed he looked at them, everything seemed in order, it made sense.

Bartlett confirmed he reviewed them and had no questions.

McDaniel had a question on reserve funds: Why did it drop \$250,000? Juncosa answered that it is due to all the reserve items that were finished recently got paid for.

McDaniel concerned about the budget numbers. He was just wondering what the different numbers are for.

Kelley explains that the budget numbers are planned versus year-to-date.

B. Funds Transfer Request

Kelley reads the details of the funds transfer. Reason for transfer is for higher interest income.

Bartlett asked if we have fees for transferring between banks.

Kelley answers no fees for transferring between banks with the method that we are using.

McDaniel moves and Grahn-Nilsson seconds to approve the transfers. Motion carried unanimously.

C. Board to provide a summary report of Executive session May 21, 2025 Regular Board meeting

Kelley narrated what happened at the last executive session meeting on May 21. They approved minutes of the April 14th 16th and 29th Board meetings. They reviewed the Consent items and complaints. The Consent items were voted on and carried unanimously. They discussed contracts that were signed. MOU's were tabled since TTUSD and Firewise were still in progress. Insurance renewals were approved for the swim lessons. The revised waiver release of liability form was approved. They discussed banners and signs at GDRA entrances and will have that on a future Board meeting agenda. They discussed three action properties. They discussed properties that were eligible to receive a Meet & Confer letter regarding their past due amounts.

VI. Reports

A. Manager Report

Kelley's verbal report included that the Association has been busy with back-to-back projects and the pool opening. Most of the projects are finished. The fencing still needs to be completed.

B. Facilities Report

Kelley's verbal report included that the concrete project is finally complete. In response to a question from McDaniel, Kelley explained that Marlatt is working to finish backfilling dirt and gravel into the edges of the new concrete to help eliminate tripping hazards.

VII. Adjourn to Executive Session

The Board adjourned to Executive session at 6:08 PM.

Prepared by:

Delaney Kent

GDRA Administrative Assistant

Accepted By:



Anna Grahn-Nilsson, Secretary