

**Glenshire/Devonshire Residents' Association, Inc.**  
**Board of Directors Regular Meeting**  
**MINUTES**  
**July 16, 2025 5:00 pm**  
**15726 Glenshire Drive and Virtual**

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

President Juncosa called the meeting to order at 5:05 PM.

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

**Directors Absent:** None.

A quorum was established.

**Others present:** Lori Kelley and Delaney Kent - GDRA

**II. Adjourn to Executive Session**

The Board adjourned to Executive session at 5:05 PM.

President Juncosa called the Regular Board Meeting to order at 5:30 PM.

**III. 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 comments

**IV. Reports**

**A. Manager Report**

Juncosa asked about the wading pool issue, not in facilities report.

Bartlett asked if anyone asked about the broken wading pool. Kelley informed no and that we are using the wading pool when it is warm enough. An extra pool cover is on it.

**B. Facilities Report**

Nothing pulled. No additional report was given.

**V. Consent Calendar**

**A. Approval of Minutes –June 18, 2025 Regular Board meeting, and June 25, 2025 Emergency Board meeting**

**B. Committee Minutes**

**C. Correspondence**

Juncosa asked if anyone wanted to pull an item. Kelley raised her hand to pull the June 18, 2025 Regular Board Meeting minutes because the full executive session summary was inadvertently missed in the minutes. They will be corrected and added to the next meeting for final approval.

**It was moved by Bartlett and seconded by Grahn-Nilsson to accept the Consent Calendar without the June 18, 2025 Regular Board Meeting minutes. Motion carried unanimously.**

**VI. Unfinished Business**

**A. Rules Revisions Discussion**

Juncosa said comments need to be compiled into one location to be reviewed.

McDaniel didn't know what was expected of him from -previous instructions.

Juncosa said that the Board is using an approach where the Board is the committee, instead of having a separate committee to handle the rules revisions. Some big issues are difficult to find a conclusion.

Grahn-Nilsson proposed that the Board meet to go over all the rules revision comments at one time. They can vote on the spot if there are any disagreements.

Juncosa disagreed that this idea was feasible because the spreadsheet is unorganized and doesn't include all the comments submitted so far. He would also like to reference state law and regulations in the Board's review.

Kelley said that Section 3 was done in the format that Grahn-Nilsson preferred.

Kelley said that she or Kent could format more rules sections in the same format as Section 3.

Grahn-Nilsson wanted to not delay on the rules revisions any longer.

Juncosa tried to start on Section 1.

Grahn-Nilsson said that it is not a good idea to start today. Kelley and Kent should format and distribute the rules spreadsheet to the Board, then they could organize a meeting on a future Monday.

Juncosa can't do extra meetings with the Board. He pointed out areas that need to be clarified. He would like all references of CC&R's to include quotations of the actual CC&R reference, not just a number.

Grahn-Nilsson said this is wasting time, asking why the Board can't do her proposed method. She requested that Kelley send the Directors all the rules revisions collected so far for review.

McDaniel asked if they could strike all the rules that are already a Town or state law.

Juncosa thought that Members may be unsatisfied when they try to get answers and is always referred to the Town or State. The Town does not share owner contact information with HOAs in situations like STR complaints, which could cause problems for the Association.

The Board had a brief discussion about STR's and what level of requirement the Association should have for Members who own STR's. McDaniel, Grahn-Nilsson and Bartlett are in favor of not having additional requirements since the Town already has strict rules for STR's and of directing Members to the Town of Truckee for STR's. Bartlett is in favor of requiring that Members submit their STR permit to the GDRA office, but no additional requirements.

McDaniel proposed that the first step be to delete all the rules elements that everyone agrees to delete.

Kelley thought that all the detailed comments should be on one sheet and have the wording of the CC&R's that are being referenced. Kelley asked for any other input on the spreadsheet. Everyone likes it.

McDaniel asked what the time limit is on the rules revision. Juncosa said the Board has been working on them for 10-15 years.

McDaniel said if all the comments are in the spreadsheet format, then we can vote on the format at the next meeting and move forward.

Juncosa said to discuss correct wording changes, the spreadsheet needs to include the exact wording of the CC&RS and Town ordinances.

Bartlett offered to create a system to click on links to view the relevant CC&R sections and to work with staff to use AI and compare all the current comments against each other.

Bartlett asked if they need to reference CC&R, Town, State, Federal on every rules section all in the sheet.

Juncosa said no, only Town and CC&R references, and only on the specific items that need to be checked against the Town ordinances.

Grahn-Nilsson voiced that Juncosa is changing the process and restarting the process from the start and she is out if they are using AI.

Juncosa said they have a plan. He and Kelley will need to meet and go over the process and what the office needs to do.

Kelley thought that she and Kent should input all the Member and Director comments into the spreadsheet before moving forward.

## **B. Community Summer Gathering**

Bartlett considered taking a step back from the project. If the HO he was working with wants to still push for it, then he is willing to do it alone. Bartlett suggests trying for next year as the first annual Glenshire Day.

Juncosa said that if the other Member is still super energized and wants to push for it then that is okay.

Bartlett will let the HO know that they are still welcome to reach out to the Board and try to put it together if they want to, but support will be limited.

## **VII. New Business**

### **A. Reconsideration of DRC decision**

Homeowner (HO) asked how much time she had.

Juncosa said that the legal situation was discussed in Executive Session. He asked her to summarize what she wanted for the outcome of the appeal.

HO explained her application was denied by the DRC. She has updated her application to include a gate and allotments for the recreational easements (RE). She asked for a hardship variance. It's a unique lot next to a very busy common area with no privacy. There are 4 corners of viewing of the property. She can only create privacy in one area of the lot, and it's only about 1000 sq. ft. She wanted a fence for that reason. She doesn't want the sheds too near the house for fire reasons. She's made a compromise to add gates to allow for RE access. She looked in the GDRA plat maps and there are only 12 lots that are similar to hers, with a RE on two sides of the property, and it's unlikely that all 12 other lots are next to a popular trailhead. The fence is also a privacy/safety issue for her household.

Grahn-Nilsson clarified if there are two sides or four sides of fencing in the easement. Baker answered that there is an existing fence on one side of the RE that goes around two sides of the property.

Grahn-Nilsson asked if the new fencing would look the same as the existing fence. Baker described the types of matching fencing that would be used.

Kelley pulled up Baker's diagram on the screen and Baker pointed out the areas that she talked about.

McDaniel asked if Baker researched how many of the lots have a recreational easement? Baker answered, 824 lots.

Juncosa asked if Baker was aware of the height and material restrictions on fences.

HO said that she is aware of all the height and solid/see-through rules. The application accounts for those.

HO stated that they plan to put the fence 6 inches inside the property line. **Bartlett moved to accept the decision that was made during executive session. McDaniel seconded. Motion passed unanimously.**

Juncosa let her know that there are a few conditions to the approval in the attorney language.

Kelley said that staff will send Baker an email with the official approval and conditions of her application.

The Board thanked Baker for her work.

### **B. Financial Reports**

**Juncosa reviewed them had no questions.**

**Bartlett reviewed them had no questions.**

### **C. Funds Transfer Request**

**Bartlett moved and McDaniel seconded to accept the transfers for \$1,250 from Plumas Operating Checking to Plumas Operating DRC Checking, \$100,000 from Edward Jones Reserves MMA to an Edward Jones Reserves 3 or 6 month CD, and \$100,000 from Edward Jones Operating MMA to an Edward Jones Operating 3 or 6 month CD. Motion carried unanimously.**

### **D. Community Fire Resistance**

Juncosa provided a quick summary. The Association received their full grant amount plus a few thousand dollars extra. The Association is the lead partner in the grant. All administration flows through us, except our contractors will invoice Truckee Fire for 75% of the cost directly. We will receive and pay invoices for the remaining 25%. We have five other partners on the grant who made commitments in the grant application. We are currently generating contracts between all of them and the contractors, and two-party contracts between GDRA and the other grant partners. If a certain partner doesn't have as much work done on their property, then we will refund them part of their agreed amount. Work is planned to start in mid to late August. There will be some heavy machinery. We will notify Members who are neighboring the project areas.

McDaniel asked if we will get any complaints from HO's about taking down trees. Juncosa said that we will

probably get some, but we won't stop the project for it.  
Homeowner Comment, LaFarge-Unrein: She lives near the Land Trust and Truckee Fire mastication project area. There are blue/white tapes that mark where the workers can clear or not. She said we might get complaints from Members not being able to use the project areas for recreation.

**E. Appointment of Committee Members**

**F. Future Agenda Items**

Bartlett asked if anyone has submitted to be a Board Member. Kelley stated there are no candidate nominations.

**G. Board to provide summary report of Executive session meetings - June 18, 2025 Regular Board meeting, and June 25, 2025 Emergency Board meeting.**

Kelley summarized: Discussions occurred on the following: Firewise Committee MOU, Truckee Fire grant application for our common area, solar pool heater quotes, some properties and a collection item. We adjourned at 6:51 PM.

President Juncosa adjourned to Executive Session for the second time at 6:50PM.

Prepared by:  
Delaney Kent  
GDRA Administrative Assistant

Accepted By:



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Anna Grahn-Nilsson, Secretary