

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
August 20, 2025 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Juncosa called meeting to order at 5:31 PM.

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

Directors Absent: Bartlett was noticed to be missing from the online meeting at 6:36PM.

A quorum was established.

Others present: Lori Kelley and Delaney Kent – GDRA Staff, Cindy Worrell – GDRA Member

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.

No comments.

III. Reports

A. Manager Report

No comments.

B. Facilities Report

Juncosa requested to see all the RFP's in the Board folder in the future so the Board can review them.

McDaniel commented that the current system of reviewing the projects is easy.

Grahn-Nilsson commented that the current system is easy to understand when Marlatt is not present to explain.

IV. Consent Calendar

A. Approval of Minutes –June 18, 2025 Regular Board meeting, and July 16, 2025 Regular Board meeting

B. Committee Minutes

C. Correspondence

Juncosa reviewed and had no questions. No items pulled.

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

V. Unfinished Business

A. Rules Revisions Update

Juncosa updated the Board that the rules revision information has not yet been condensed for review. It will hopefully be reviewed at the next board meeting.

McDaniel reiterated that he doesn't want to make rules for items that the Town of Truckee already has restrictions on since it will make more work for staff.

Juncosa and McDaniel had a discussion on the differences between the GDRA Rules and the Town of Truckee Development Code. It will be a future discussion and McDaniel's opinion will be added to the rules revisions for consideration.

Grahn-Nilsson and Hoedeman sided with McDaniel on removing rules that are already covered by the Town of Truckee. They thought that it would be burdensome to revise the GDRA rules every time the Town of Truckee updates their ordinances.

VI. New Business

A. Financial Reports

Bartlett reviewed the July 2025 financials and had no questions.

Juncosa reviewed the financials and had a question about the \$120,000 going to reserves and asked if we were on track to be above the 36%. Kelley answered yes, we are on track at this time to meet that goal. Juncosa asked about the 2026 budget for mailings and if we need to put more money towards printing/mailings and taxes.

Kelley clarified that part of the tax cost is from a special assessment that was not billed to us until this year.

Hoedeman inquired what the \$2,000 additional mailing cost was for the election. Kelley described the mailing process and requirements, and that the \$2k will be reallocated to Election Expense.

B. Funds Transfer Request

Juncosa asked Kelley to present the funds transfer to the Board. Kelley read the funds transfer to the Board. McDaniel asked if this was a standard amount. Kelley answered yes.

It was moved by McDaniel and seconded by Grahn-Nilsson to accept the two Funds Transfers that are up on the screen. The following amounts on 8/21/2025. \$75,000 from the Edward Jones Operating MMA account to the BMO Operating Checking account for cash flow and \$125,000 from the Edward Jones Reserve MMA account to a Edward Jones Reserve CD for 3-6 months for earning higher interest. Motion carried unanimously.

C. Community Fire Resistance (Projects/Grants)

Grahn-Nilsson asked who is presenting the 8/21 event. Kelley answered that the Truckee Fire Department will be presenting, and the event is only for local Association Members and neighboring communities affected by the fuels management work.

D. Defensible Space Policy

Kelley explained the defensible space policy item. The conversation is to get approval to do outreach about the current adopted defensible space policy and possible fines that would be enforced in the October Shire.

McDaniel asked about any advantage to being in a Firewise community when it comes to insurance getting dropped on homeowners.

Juncosa said that the reason why fire insurance gets dropped is somewhat unknown. However, the Firewise status is helpful to homeowners.

McDaniel recommended putting a notice of the helpfulness of the Firewise status into the notification to the Association.

Kelley asked for Grahn-Nilsson or other Directors to email Kelley ideas on what to put in the Shire.

E. Initial 2026 Budget Discussion

Hoedeman asked that the first budget step be to analyze if the Board can use the same annual dues assessment for 2026 and not raise the annual cost on the homeowners.

He asked if any commitments were made to the Members to not raise the dues since the raise was so high last year. He asked the Board if the goal to raise the dues at the rate of inflation, or to live within the current dues? Juncosa explained how it is effective to wait to give input until after the draft budget is done.

Hoedeman isn't prepared to go over the budget since all information wasn't provided in the Board packet. He suggested that the Board hold a special Board meeting to go over the budget before the September Board meeting.

Juncosa asked the Board to send their priorities on the budget to Kelley within the next two weeks. The deadline is for the approved budget to be mailed to the Association by November 1.

Grahn-Nilsson suggested moving the budget approval board meeting to include the incoming Board candidates so they have input on the next year's budget. She offered the idea of using an online survey.

Kelley requested that the Board sends their budget priorities to her within two weeks and that the Board holds a special meeting before the September Board meeting.

Juncosa offered ideas for the budget. His ideas are: reserve funds maintained to roughly 36%, raising pool pass costs if extra funds are needed on a line item, considering outside consulting to reduce costs on staff labor or increase staff, consider using staff to accomplish some items that are currently sent to outside consultants, staff salary keeping up with cost of living increases, and insurance costs rising constantly.

Hoedeman asked Juncosa's list to be emailed to the Board.

McDaniel asked if we have a policy on annual dues increases.

Juncosa said that there might be either a GDRA Bylaw or state law to restrict the amount the dues can be increased at one time.

McDaniel and Juncosa had a discussion on different items that raise costs and how the dues will probably have to go up significantly in the near future to keep up with increased prices.

The Board discussed other comparable homeowner associations and how the costs compare.

The Board clarified the budget process. Kelley will meet with the Finance Committee end of August or early September. Kelley will create a draft budget. There will be a special meeting on September 10th. Kelley would like to make sure that she has enough time to create the draft budget. Kelley will try to circulate the draft budget between September 7th-8th before the Sept. 10th special meeting. The budget will hopefully be approved or revised on the September 17th Regular Board Meeting.

F. Future Agenda Items

G. Board to provide summary report of Executive session meetings - June 18, 2025 Regular Board meeting, and July 16, 2025 Regular Board meeting

Kent announced that the June 18, 2025 executive session was already summarized in the minutes for the July 16, 2025 Regular Board meeting.

Grahn-Nilsson summarized the July 16, 2025 executive session. Discussions occurred on the following: Recreational easement accommodation proposal, Firewise Committee MOU, solar pool heater options, decision on a new Pentair pool heater for the wading pool, pool salt generator quote, solar system update quote, some properties and potential collection properties.

VII. Adjourn to Executive Session

President Juncosa adjourned to Executive Session at 6:42 PM.

Prepared by:

Delaney Kent

GDRA Administrative Assistant

Accepted By:



Anna Grahn-Nilsson, Secretary