

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
September 17, 2025 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Juncosa called meeting to order at 5:33pm.

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

Directors Absent: Joe McDaniel

A quorum was established.

Others present: Lori Kelley and Delaney Kent – GDRA; Bill Davidson and Greg Clark—GDRA Members

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

Verbal report from Kelley. She's working on the budget to create better experiences for the Members, especially at the pool, and working with the attorney on a facility policy. Recreational easements discussions still in progress.

B. Facilities Report

Nothing pulled. No additional report was given.

IV. Consent Calendar

A. Approval of Minutes – August 20, 2025 Regular Board meeting

B. Committee Minutes

C. Correspondence

It was moved by Grahn-Nilsson and seconded by Barlett to accept the Consent Calendar with no changes.

Motion carried unanimously.

V. Unfinished Business

A. Rules Revisions Update

Tabled to a future meeting.

B. 2026 Budget

A draft budget was sent to Members and posted online. Kelley said discussions are needed on the contingency and reserves budgets. She made recommendations for the 2025 budget excess.

The Board discussed having another staff member, who does HR, inspections, and IT, about \$36,000 annually.

Houdyschell submitted a written request to the Board for approximately \$18,500 funds for additional fuels reduction projects. Kelley said funds can come from the 2025 budget excess.

Grahn-Nilsson asked about the first item on Houdyschell's request involving a gravel driveway. Kelley said we accessed a fuels management area through a homeowner's driveway are obligated to maintain it when we are done.

Grahn-Nilsson moved and Bartlett seconded to move \$20,000 to reserves and approximately \$18,500 to Houdyschell's project. Motion carried unanimously.

Juncosa asked if the current budget avoided dues increasing. Kelley answered yes.

Hoedeman and Kelley discussed the details of bringing on new staff, and the draft budget. Kelley asked Hoedeman if he wanted to wait until after the executive session staff items to vote on the 2026 budget.

Juncosa said to continue without voting, discuss staff items in executive session, and return to regular session afterwards to vote.

VI. New Business

A. DRC Decision Reconsideration

Kelley said the owner requested a full refund. They got DRC approval but ran out of money to build the addition. Hoedeman and Kelley discussed the DRC process and Hoedeman's concerns that GDRA was doing redundant inspections overlapping with the Town of Truckee. Kelley said GDRA inspections are different.

Juncosa motioned to refund the expended portion of the \$1,500 fee minus the staff time that was recorded or estimated by the GDRA staff.

Grahn-Nilsson and Juncosa discussed the motion. Juncosa said she could make a superseding motion.

Grahn-Nilsson then motioned and Hoedeman seconded that we refund \$1,000 to the person who was charged \$1,500 for a project that won't go forward. Motion carried unanimously.

B. Financial Reports

Juncosa reviewed financials and had a question. He said it appears we spent a lot out of reserves compared to last year. Kelley confirmed.

Bartlett reviewed the financials and did not have any questions.

C. Funds Transfer Request

Kelley read the funds transfer to the Board. Juncosa said much of our interest is from funds transfers.

Bartlett motioned and Grahn-Nilsson seconded to accept the Funds Transfer for transferring the following amounts on 9/18/2025. \$50,000 from the Edward Jones Operating MMA account to the BMO Operating Checking account for cash flow. Motion carried unanimously.

D. Community Fire Resistance

Kelley updated the Board on the fuels management projects progress to date.

E. 2025 Funds Allocation

This item was discussed in the 2026 Budget, Item B.

F. Facilities Policy Amendments

Juncosa thought the early bird price was difficult for staff. Kent answered Members buying passes before pool season starts is helpful since the pool opening is busy.

Kelley said the Board previously decided to make amenity passes \$50, but the proposed policy is \$55.

Juncosa said to change the early bird dates from May 15th-31st to May 1st-31st.

Kelley said we need to check if the fines need to be changed to \$100 from \$250 in the proposed facility policy.

Hoedeman didn't think we should charge more for weddings than for regular events.

Hoedeman motioned to pass the proposed 2026 facility policy with the amendment to not charge more for weddings than for regular events. He amended his motion to include adjusting the dates from May 15-31 to May 1-31, and Bartlett seconded. Motion carried unanimously.

Juncosa motioned and Grahn-Nilsson seconded to add to Hoedeman's motion that the proposed 2026 facility policy be circulated to the Membership for a 28-day review starting no later than Friday September 26th. Motion carried unanimously.

G. Health and Safety Violations Resolution & Findings

[Bartlett left the meeting at 6:36PM, and quorum was still in place]

Juncosa said a new state law caps the fines HOA's can impose for rule violations, unless it's a health and safety violation. The Board needs to approve a resolution categorizing violation types fitting the health and safety requirements.

Grahn-Nilsson asked when the law went in effect. Juncosa answered it started on July 1, 2025.

Davidson's public comment: he read stressing your neighbors could be a health and safety issue.

Clark's public comment: fines could involve an attorney between GDRA and a Member and asked if those costs are included in GDRA's budget. He asked what precedent GDRA has treated fines with in the past and how they will move forward with this new regulation.

Hoedeman, Juncosa, and Kelley discussed how the Association establishes the fines, and how fines are typically instigated when Members complain, and the Board reviews the situation.

Juncosa questioned the first item on pg. 2 where "Code/Regulatory Violation" states, "OR health and safety codes." He requested to change it to "and" before voting on the document.

Juncosa asked if the conversation should be tabled until the next regular or special meeting. All Board members present agreed to table Item G.

Kelley asked the Board to send their comments to her. Juncosa asked Davidson to send a written comment to Kelley before the end of next week.

H. GDRA Fines Schedule Amendments

Juncosa said the item needs to be voted on so it can be circulated for a 28-day Member review and asked if it included a fines table. Kelley said there is no table right now. If one is added it needs to be included in the Rules. Kelley said Members can be fined \$100 for each new violation, and clarified for Grahn-Nilsson, Members can be fined up to \$5000 for each health and safety violation, even if it's a repeat offense.

Clark made public comment on Item G: he asked what the meaning of "significant" implies. Section D does not say significant, it says specific, which is clear and direct to the owner and allows time to address the situation. He's concerned GDRA's attorney fees will rise. Kelley explained the word "specific" in its context and fines process. Hoedeman asked for the fines schedule to be circulated with the amendment and to update the current schedule if it's not in compliance with the law.

Juncosa said the Board should table the item and fix the confusion before voting. The item is tabled for the future.

I. Future Agenda Items

No comments.

J. Board to provide summary report of Executive session meetings – August 20, 2025 Regular Board meeting

Grahn-Nilsson summarized the August 20, 2025 executive session. Discussions occurred on the following: Measure T, MOU contracts, solar panel enhancement quotes, fines updates, and some property items to discuss.

VII. Adjourn to Executive Session

President Juncosa adjourned to Executive Session at 7:15pm.

Return to Regular Board Meeting

President Juncosa returned the meeting from Executive Session to the Regular Board Meeting at 7:44pm.

V. Unfinished Business (continued)

B. 2026 Budget

The Board returned to the 2026 Budget item to vote.

Hoedeman motioned and Grahn-Nilsson seconded to accept the 2026 budget as it appeared on the screen.

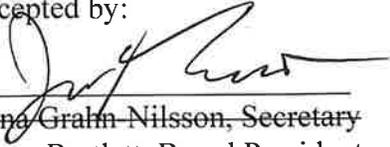
Motion carried unanimously.

VIII. Adjournment

President Juncosa adjourned the Regular Board Meeting a second time at 7:45pm.

Prepared by:
Delaney Kent
GDRA Administrative Assistant

Accepted by:



Anne Grahn-Nilsson, Secretary
James Bartlett, Board President