

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES #1
October 11, 2025 10:00am
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Juncosa called Regular Board Meeting #1 to order at 10:21am.

Directors Present: Adrian Juncosa, Anna Grahn-Nilsson, James Bartlett, and Ken Houdeman.

Directors Absent: Joe McDaniel.

A quorum was established.

Others present: Lori Kelley and Delaney Kent – GDRA Staff. Brenda Hehnke, Greg Clark, Bill Davidson – GDRA Members.

II. Property Owner Comments

A. For items not on the agenda

Homeowner Comment: Greg Clark made a comment regarding the pool closing in early September. He thought that it should be able to stay open until later in the year if the issue is the weather.

B. For items on the agenda, a member may comment now or during that item, not both.

III. Reports

A. Manager Report

B. Facilities Report

No Comments.

IV. Consent Calendar

A. Approval of Minutes – September 10, 2025 Special Board Meeting, September 17, 2025 Regular Board Meeting and September 24, 2025 Special Board Meeting

B. Committee Minutes

C. Correspondence

It was moved by Grahn-Nilsson and seconded by Hoedeman to accept the Consent Calendar with no changes. Motion carried unanimously.

V. Unfinished Business

A. Rules Revisions Update

The rules revision process has been tabled due to the fuels management projects taking a lot of time. The Board is planning to resume discussions at the end of November.

VI. New Business

A. Board of Directors Election by Acclamation

The board discussed there are three vacant seats open for appointment.

Grahn-Nilsson motioned to approve the directors elected by acclamation (only three applicants applied for the three vacant seats - Greg Clark, William Davidson and Carol Freeman. Hoedeman seconded. Motion carried unanimously.

B. 2024 Income Tax Returns

Tabled. Still in-progress.

C. Financial Reports

Bartlett confirmed that he reviewed the financials without any questions.

Juncosa confirmed that he reviewed the financials without any questions. He made a statement that we have some extra money, but it's grant money that came in that we still haven't spent yet.

D. Funds Transfer Request

Juncosa gave a brief explanation why the Association does so many funds transfers. It is to gain interest through utilizing advantages in different accounts. We have earned between \$10,000 to \$20,000 in interest each year using this tactic.

Bartlett motioned and Hoedeman seconded to approve three funds transfers. The first from EJ Operating MMA to BMO Operating Checking \$60K; the next from EJ Operating MMA to EJ Operating CD \$100K; the third from EJ Reserves MMA to EJ Reserves CD \$100K. Motion passed unanimously.

E. Banners

Board discussed what type of policies we have in place for banner reservations. Staff informed them that we already have a policy that only allows for non-profits.

The Board discussed the existing process for banners.

Hoedeman asked if there was an incident that instigated this policy.

McDaniel has drafted a banner policy and wanted it to go to attorney to review - what we can and cannot do.

Hoedeman made a comment that we will need to create definitions for what locations this policy would apply. The GDRA banner spots right now are in front of the Clubhouse and by the main entrance (Legacy Trail area). Bartlett commented that he's happy to have the attorney review this draft policy that McDaniel drew up.

F. Board to provide summary report of Executive session meetings – September 17, 2025 Regular Board meeting

Kelley gave a summary of the September 17th, 2025 executive session meeting. We called a meeting to order at 7:20pm. McDaniel and Bartlett were not in attendance, the other three Board members were. We approved the August 2025 executive minutes. We had a consent calendar that no one pulled items from. That's pretty much it. We adjourned at 7:44pm.

VII. Adjourn to Executive Session

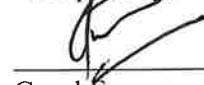
President Juncosa adjourned to Executive Session at 10:44am.

Prepared by:

Delaney Kent

GDRA Administrative Assistant

Accepted by:



Carol Freeman, Secretary