

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
November 19, 2025 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Bartlett called the Regular Board Meeting to order at 5:34pm.

Directors Present: James Bartlett, Adrian Juncosa, Carol Freeman, Gregory Clark(online), William Davidson (online)

Directors Absent:

A quorum was established.

Others present: Lori Kelley and Delaney Kent – GDRA staff, Ken Hoedeman (online)
Jean Brooks joined the meeting (online) at 5:39pm.

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, Davidson, and Bartlett had no comments.

Freeman questioned how the baby pool doesn't freeze. Kelley said staff is researching a solar heating pump for the future.

Clark commented on how the solar panel array is designed and requested that the original solar engineer does the designing for future panel additions.

Bartlett explained some of the difficulties in planning a solar project. Bartlett said that Marlatt would put together an update on the whole solar project that would be available at the next meeting.

IV. Consent Calendar

A. Approval of Minutes - October 11, 2025 Regular Board #1 meeting, October 11, 2025 Regular Board #2 meeting, and November 5, 2025 Special Board meeting

B. Committee Minutes

C. Correspondence

Juncosa, Freeman, and Davidson had no comments on the consent calendar.

Clark had a comment that he disagreed with the Oct. 11, 2025 Reg. Board Mtg #2 Minutes and thought they portrayed that he was interested in the Treasurer position. He then stated that he was assigned the role because it was the last position standing.

It was moved by Juncosa with the one correction that Clark has suggested about how he became treasurer, and seconded by Clark to accept the Consent Calendar. Motion carried unanimously.

V. Unfinished Business

A. Facilities Policy Amendments

Juncosa, Freeman, Davidson, and Bartlett had no comments.

Clark asked what constitutes a Member/Owner? If a fractional owner exists, what fraction constitutes an Owner? Juncosa commented that Owner with a capital O is reference with a definition in the CC&Rs. Bartlett states that if the CC&Rs differ from what is written here, then the CC&Rs would supersede this document.

Clark expressed a worry that someone would try to make 1000 Owners for one parcel.

Bartlett said that we could explore that before or at our December meeting to clarify the meaning of an Owner. Juncosa offered to find the meaning of Owner in the CC&Rs. He suggested voting on this facilities policy as it stands, and if any further amendments need to be made then we can make those in the future.

Juncosa pointed out that the policy does clarify that there are only 6 memberships available to each parcel, which would address the issue that Clark has.

Clark asked again about how this policy affects fractional interest owners.

Juncosa motioned that we approved the revised 2026 facilities policy in the version that we are seeing here on the desk and on the screen with no changes. Freeman seconded. Clark opposed. Bartlett and Davidson agreed. Motion passed 4-1.

B. Rules Revisions Update

Juncosa provided a verbal update because there are state laws that are limiting the types of rules that HOA's can have and some Member input. He suggested a round-robin of the directors to provide some high-level input and direction on what the rules should be updated to. He suggested a one-page summary of the high-level instructions on how to finish the project. Juncosa offered to write the summary or collaborate with someone. He suggested possibility either starting from scratch or deleting sections that are irrelevant.

Davidson made a comment (check recording) wondering what direction/purpose the Board has with updating the Rules.

VI. New Business

A. Financial Reports

Bartlett verified that he reviewed the financial statements and had no questions.

Clark verified that he reviewed the financial statements and had questions. He spent a lot of time trying to figure out where funds were going. He saw that funds went to the replacement fund.

Kelley answered his question by telling him that he was looking at two different years' budgets. He was looking at 2026, but the financials were to review 2025 financials.

Clark also had questions about whether DRC fees were earned income and why we transfer money between accounts so much. Kelley answered that the DRC fees are billed based on applications, and the money is transferred between accounts to gain interest, or fund cash flow. Kelley also explained the Transfer Account to Clark, it's almost always zero, but used to track and record transfers between accounts.

Clark explained everything that he was having difficulty understanding and Kelley attempted to explain everything to him. She suggested that she would be available to go over the information with him.

He expressed some concern about missing check numbers and how to identify those. He expressed a desire to see check images for the Plumas bank account.

B. Funds Transfer Request

Freeman clarified that this type of funds transfer is normal. The purpose is for higher interest or cash flow. She just wanted to establish that was normal since she is new.

Juncosa stated yes, this is a normal transfer.

Clark asked if we could adjust the transfer amounts to be \$60,011.00 for November, etc., to keep track of the transfer every month. Bartlett said that sounds more confusing than round number. Juncosa agreed with Bartlett, and added that when the transfers are made, it is tracked in the accounts with a date.

Juncosa motioned and Freeman seconded to approve the funds transfer for \$60,000.00 from Edward Jones Operating MMA to BMO Operating Checking for cash flow. Clark abstained. Motion carried.

C. Community Fire Resistance

Juncosa updated that we put a lot of effort into getting a big grant this past year. We are designated as the lead community in the Greater Glenshire Firewise Community. Truckee Fire and our professional forester did a lot of work to do the contracts for the grant project. The grant project is done, and about 100 acres of treatment was done on our land. Bartlett thanked everyone involved.

D. Committee Member Appointments

Kelley explained the list of current committees and said that there might be a new committee forming soon for the amenities/facilities. Specific help is needed for the outreach committee.

K. Hoedeman was up for consideration for the DRC committee. Bartlett expressed his encouragement for Hoedeman to join the DRC and offer his expertise to the DRC.

Bartlett moved and Clark seconded to appoint Hoedeman to the DRC effective January 1st. Motion carried unanimously.

Bartlett moved and Freeman seconded to reappoint Brandon Brooks and Hannah Joyce to DRC. Clark abstained; he has concerns about if the reappointed committee members should be changed since they have been on the committee for a long time. Motion carried.

E. Bank Account Signer Appointments

Tabled.

F. Community Events

Bartlett introduced the Porchfest Event that is in the works for September 2026.

Freeman asked what area of Glenshire this is taking place in. Kelley answered that she believed that it would be in the Evensham/Rolands area.

Clark interjected that event goers would need to sign waivers if they are coming to the GDRA facilities.

Bartlett clarified that those rules don't affect Members holding events on their own private property. Juncosa confirmed.

Bartlett introduced the next event; the Watershed River Walk Event. He said that they look like they are trying to get help promoting it. Bartlett has no issue with it being in the Shire.

Juncosa clarified that it would need to be an event sponsored by an owner, and the rental for the event would need to be booked by an owner. Juncosa would like to coordinate with the event presenter to make sure that certain content gets included in presentations that is specific to Glenshire.

Bartlett wanted to make sure that promoting events in the Shire doesn't become a precedent. Kelley explained that we do allow one non-profit to do a small blurb per Shire. Bartlett agreed with the practice of allowing one non-profit blurb per Shire.

Clark made a comment that maybe we could get a contract or topic brought up in the River Walk Event to go over making sure that the water quality remains unpolluted and oxygenated after the recent fuels management projects.

G. Banner Policy

Tabled.

H. Future Agenda Items None Requested

I. Board to provide summary report of Executive session meetings – October 8, 2025 Special Board meeting, October 11, 2025 Regular Board meeting #1, and November 5, 2025 Special Board meeting
Kelley summarized. On Oct 8, 2025, we had a quorum and we were meeting about one property that had some complaints and there was detailed discussion and information shared, and it was decided to continue it to the next regular executive session meeting and we adjourned at 7:03pm.

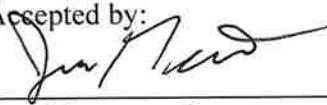
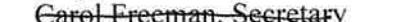
Oct. 11· 2025, we met at 10 am and approved minutes, executive session minutes from the prior meeting, Sept 17, 2025, and we had consent items that passed unanimously and nothing was pulled, we took some legal advice. We did not have MOU's or contracts, and we discussed possible action properties. And we ended at the meeting at 11:04am.

Nov 5, 2025 executive session meeting. There was a quorum, two directors were absent, but we had a quorum. We discussed legal consultation from our counsel. We adjourned at 6:34pm and started at 5pm.

VII. Adjourn to Executive Session

President Bartlett adjourned to Executive Session at 7:05pm.

Prepared by:
Delaney Kent
GDRA Administrative Assistant

Accepted by:

Carol Freeman, Secretary

James Bartlett, President