

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
February 18, 2026 5:30 pm
Virtual Only

I. Call to Order and Establishment of Quorum

President Bartlett called the Regular Board Meeting to order at 5:33 pm.

Directors Present: James Bartlett, Adrian Juncosa, William Davidson

Directors Absent: Carol Freeman

A quorum was established.

Others present: Lori Kelley & Delaney Kent – GDRA Staff, Peter Sorenson & Seth Warren – Members

II. Property Owner Comments

A. For items not on the agenda

Grahn-Nilsson had a member comment. She requested a driveway reflective mirror for the intersection between The Strand and Donnington. It is a busy intersection, and difficult to see cars coming down The Strand. She said the mirrors are usually around \$50.

Bartlett said that her request would be taken into consideration for a future agenda item.

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 - No comments.

IV. Consent Calendar

A. Approval of Minutes – January 21, 2026 Regular Board meeting

B. Committee Minutes

C. Correspondence

No comments.

It was moved by Juncosa and seconded by Bartlett to accept the Consent Calendar as it stands. Motion carried unanimously.

V. Unfinished Business

A. Rules Revisions Overview

Juncosa summarized. There are no updates, he will have updates next month.

Davidson said that he will be available to help the first week of March.

VI. New Business

A. Financial Reports

Bartlett reviewed the financial reports and had no questions.

Juncosa reviewed the financial reports and had no questions.

B. Funds Transfer Request

Kelley said the funds transfer date for the Plumas transfer needs to be postponed from Feb. 20th to Feb. 27th.

It was moved by Juncosa and seconded by Davidson to approve the funds transfer request as detailed by Bartlett with the one change of the date for the Plumas transfer. Details: \$100,000 from Plumas Operating to Edward Jones Operating MMA, \$200,000 from Edward Jones Operating to Edward Jones Operating CD 3-6 month, and \$100, 000 from Edward Jones Reserve MMA to Edward Jones Reserve CD 3-6 month all for gaining higher interest. Motion passed unanimously.

C. Community Fire Resistance

Kelley updated Truckee Fire is offering another grant in 2026.

Bartlett asked if GDRA would be qualified to apply. Kelley answered she is not sure, but GDRA might qualify.

D. Nevada County Planning Commission Notice

Juncosa said we are on their mailing list. He reviewed the notice and didn't think it pertained to us.

E. Strategic Plan Updates

Kelley asked the Board to review the Strategic Plan and provide any input or updates they have before the next Board meeting. Board members can submit input to Kelley before the next Board meeting.

F. Biennial Member Survey

Kelley said the 2026 Member survey will be in the May Shire. If the Board has input, submit it to the GDRA office so it can be sent to the Outreach Committee.

Grahn-Nilsson asked the Board to submit input on what questions they want answered by the Membership so the Outreach Committee can formulate accurate survey questions to answer those questions.

Grahn-Nilsson and Kelley decided on February 28th for the Board question input deadline.

G. Board Candidate(s) Review and appoint to fill vacancy

Bartlett said two candidates in the meeting to present themselves to the Board to be considered for the vacancy. Sorenson gave a statement to the Board. He is a local dad. He and his family moved to GDRA from Boseman in 2021. He wanted to offer his help to further improve Glenshire/Devonshire. Professionally, he has managerial experience and would be happy to answer questions.

Davidson asked what profession Sorenson had. Sorenson answered that he's a scientist and works in energy efficiency. He also skis.

Juncosa asked Sorenson if he has ever served on a Board or community group. Sorenson answered that he has served on hiring committees (a consensus-driven committee) and the safety committee (once a month reviews) at work.

Warren gave a statement to the Board. He grew up in Antioch, CA. He lived and worked in the Bay area for many years. He's a civil engineer. He and his wife moved up to Truckee in 2020 to raise their kids. He now works for Placer County and is involved locally. He has presented to a lot of Boards, even though he hasn't served on them. He's been in leadership roles through work and has experienced how to balance getting things done. He has enjoyed the GDRA playground and trails to take his kids outdoors.

Bartlett asked Warren if he had looked over the GDRA governing documents. Warren answered that he doesn't read the documents frequently, but he does look over the annual financials when they come out every year.

Bartlett asked both candidates if they were aware of the monthly Board meetings and if they would be available to attend those meetings.

Warren and Sorenson said that they would be able to attend the meetings.

Kelley said that the Board doesn't need to vote to fill the vacancy at this meeting.

Bartlett said that the Board will postpone voting on a candidate until the next Board meeting when Freeman could consider the candidates. He told both candidates that they are welcome to join the next meeting and thanked them for their time.

H. Appointment of Officers and Bank Signers - Tabled.

I. Committee Discussion and Appointments - Tabled.

J. Board to provide summary report of Executive session meetings – January 21, 2026

Regular Board meeting

Bartlett summarized the January 21, 2026 Executive Session Meeting: Present was everybody. We had a quorum, Lori was there as well. We approved the minutes for Dec 17, 2025. The motion was carried unanimously. It was moved to accept the consent calendar and that carried unanimously. The Board discussed legal matters. The Board decided to send a violation letter to a resident and that motion passed unanimously. A Director will be reaching out about an MOU, and also the Board approved a contract with a locksmith company. We summarized the insurance renewals and we are still working on finding insurance and potentially looking for a new broker if our current broker doesn't work. The Board also voted to instruct staff to send a property to collections and that passed unanimously. We authorized for the notice of trustee sale as well and that motion passed unanimously. We adjourned at 7:46pm.

VII. Adjourn to Executive Session

President Bartlett adjourned to Executive Session at 6:14pm.

Prepared by:
Delaney Kent
GDRA Administrative Assistant

Accepted by:



~~Carol Freeman, Secretary~~

Adrian Juncosa, Vice President

Request for Funds Transfer

GDRA staff: Lori Kelley

Date: 2/17/2026

	Date/Amount:	From:	To:	Reason:
1)	2.27.26/\$100K	PLUMAS OPER CKG	EJ OPER MMA	Gain higher interest
2)	2.20.26/\$200K	EJ Oper MMA	EJ OPER CD 3-6 month	Gain higher interest
3)	2.20.26/\$100K	EJ RES MMA	EJ RES CD 3-6 month	Gain higher interest
4)				
5)				
6)				
7)				

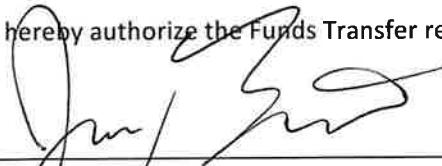
NOTES: The above transfers yield the following available funds:

OPERATING: \$85K

RESERVES: \$84K

Verification of Information

I hereby authorize the Funds Transfer request as outlined above:



 Board President or Designee Signature

James Bartlett

 Print Name

02/23/2026

 Date



 Board Member Witness Signature

ADRIAN JUNCOSA

 Print Name

2/24/26

 Date