

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
April 15, 2026 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 5:40pm.

Directors Present: James Bartlett, Adrian Juncosa and William Davidson

Directors Absent: Peter Sorenson and Seth Warren

A quorum was established.

Others present: Lori Kelley and Delaney Kent – GDRA Staff

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 Property owner comments.

III. Reports

A. Manager Report

Verbal report. Kelley said that it's been mostly the preparing of the financial statements for the 2025 reporting and preparing to mail that out, the Shire which is almost ready to send out, and insurance renewals since GDRA got non-renewed and had to find new coverage.

The Board thanked Kelley for her work on renewing the insurance.

B. Facilities Report

Kelley gave a verbal report. Marlatt has been busy getting staffing and access control projects in order. She thought that he had hired for the part-time seasonal assistance and 2 guards, and he is still working to hire 2-3 guards.

IV. Consent Calendar

A. Approval of Minutes – March 18, 2026 Regular Board meeting, and April 8, 2026 Special Board Meeting

B. Committee Minutes

C. Correspondence

Bartlett moved and Juncosa seconded to approve the consent calendar minus the Special Board meeting minutes. Motion passed unanimously.

V. Unfinished Business

A. Rules Revisions

Bill Houdyschell (GDRA Staff & Forester) joined the meeting at 5:46pm.

The Board discussed the defensible space rules revisions proposed by Houdyschell.

Davidson voiced concern for having all trees limbed up 6 ft. He suggested an except to have trees limbed up 6 ft, or 1/3 of the tree's height.

Houdyschell explained more details on how far up trees should be trimmed and how far apart trees and brush should be.

Davidson suggested making the rules a general guideline for defensible space, and then have more specific guidelines for inspections and enforcement.

Houdyschell and Juncosa discussed the difficulty of having large properties treat the whole area of their property to be considerate of neighboring properties. Options included having owners treat their property within 100 feet of all property lines, or within 100 feet of any structure (including neighboring homes), or simply a low level of treatment for their whole property outside of 100 feet of their home.

Juncosa emphasized the need to have sufficient detail in the rules to avoid argument with owners.

The Board discussed the issue of screening designed landscaping and the difficulty with defensible space.

VI. New Business

A. 2025 Annual Financial Review and Statements

Bartlett asked if the Board had any questions on the financial reports and charts.

Juncosa explained the Replacement Dues to Davidson.

The Board reviewed and discussed the financial review charts together.

Juncosa moved and Bartlett seconded to approve the final 2025 financial statements provided by McClintock Accountancy Agency and circulate them to the Members by April 30th, 2026. Motion passed unanimously.

B. Financial Reports

Bartlett reviewed the financial reports and had no questions.

Juncosa reviewed the financial reports and had no questions.

C. Funds Transfer Request—Tabled

D. Community Fire Resistance

Kelley said that there are grants available. Houdyschell looked into it and thinks that if we can pay for a geological study before we can do the fire management work, then maybe we can pay for that study this year, and then go for a grant next year.

Juncosa thought we have enough work as it is. No need to rush for a grant with all our other projects.

E. Public Notices for Association Awareness

Kelley shared public notices not in the Board packet about the rafting hearing and XXX (get the details) with the Board.

F. Committee Discussion and Appointments—Tabled

G. Insurance Renewals

Bartlett restated the motion that was made in the 4/9/2026 Emergency Board Meeting.

GDRA 4.9.2026 Motion

Bartlett moved and Juncosa seconded to approve the renewal proposals from brokers Brown & Brown Insurance and Okane & Tegay, and carriers Philadelphia Insurance and Scottsdale Insurance for the 2026-2027 HOA Master Insurance policies, including General Liability, Property, EPLI and Fidelity coverage for a total premium of \$66,640, and not to exceed \$69,000, as reviewed.

Further, authorize the manager/board to distribute the annual insurance summary to all members, reflecting a \$25,000 deductible for property coverage and \$5,000 deductible for GL. Motion passed unanimously.

GDRA 4.15.2026 Motion

Bartlett moved and Juncosa seconded to approve the renewal of our 2026 annual Workers Compensation insurance with Amtrust/Technology for \$6,926. Motion passed unanimously.

**H. Board to provide summary report of Executive session meetings – March 18, 2026
Regular Board meeting**

Kelley summarized the March 18, 2026 Regular Board meeting minutes, a quorum was established, Bartlett Was the only one gone on vacation. Others present, Lori and Delaney. Approved consent items, we discussed one legal matter, contracts, and an MOU, and a motion was made to approve capital expenditures, and also a motion was made to approve the additional solar panels. No discussion on personnel, adjourned at 808pm.

VII. Adjourn to Executive Session

President Bartlett adjourned to Executive Session at 6:40 pm.

Prepared by:
Delaney Kent
GDRA Staff

Accepted by:



~~James Bartlett, President~~

