

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
July 15, 2026 5:30 pm
15726 Glenshire Drive and Virtual

I. Call to Order and Establishment of Quorum

President Bartlett called the meeting to order at 5:32pm

President Bartlett adjourned to executive session at 5:33pm to address one item

President Bartlett returned to regular session at 5:44pm

Directors Present: James Bartlett (online), Adrian Juncosa (online) and William Davidson
A quorum was established.

Others present: Lori Kelley and Bill Houdyschell - 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 comments.

III. Reports

C. Manager Report

There were no questions on the manager's report. Bartlett mentioned we missed holding a finance committee meeting. It was discussed to hold a finance meeting July 16th at 4:30.

D. Facilities Report

Marlatt was unable to attend the meeting. Kelley updated that the access control project is in motion. He also stained the split rail fencing.

IV. Consent Calendar

A. Approval of Minutes – May 20, 2026 Regular Board meeting and May 28, 2026 and July 9, 2026 Special Board meetings

B. Committee Minutes

C. Correspondence

Bartlett moved and Davidson seconded to accept the Consent Calendar. Motion passed unanimously.

V. Unfinished Business

A. Rules Revisions

Kelley shared on screen the final draft that includes all revisions agreed upon previously.

Bartlett mentioned he liked how we clearly defined the zones and clarified larger parcels, etc., and the purpose at the top.

Houdyschell mentioned Eric and Dillon from TFPD provided input.

Juncosa brought up to clearly define structures and detached accessory structures for the purposes of the defensible space rules and discussion occurred, and to list each detached accessory structure.

Houdyschell recommended to remove detached accessory structures and other buildings.

Davidson brought up sheds. One of Dillon's comments was discussed.

Large parcels and common areas were discussed.

More discussion occurred and edits suggested. Bartlett clarified two editing options discussed.

Houdyschell recommended and it was agreed to remove first sentence and add Dillon's at the end.

It was agreed to remove the last paragraph. It was agreed to create a final draft updated defensible space

rules document based on tonight's edits, and hold a special meeting for a final review of the document and consideration of circulating to members.

VI. New Business

A. Initial 2027 Budget Discussion

It was agreed the Finance Committee should meet prior to the Board initial 2027 budget discussion

B. Financial Reports

Bartlett and Juncosa confirmed they reviewed the June 2026 financial reports and had no questions

C. Funds Transfer Request

Bartlett moved and Juncosa seconded to accept the funds transfer request

D. Nevada County Public Notices for HOA Awareness/Comments – Short discussion

E. Community Fire Resistance - No comments or discussion

F. Community Event Update - Reminded date/time 8/29/26 12-2pm.

G. Shire Content

Bartlett asked if any Board members want to add anything to this Shire edition. Juncosa stated he would like to put in a future edition part two of the lake he did a couple years ago, regarding water quality, sedimentation, etc. Kelley mentioned a small bit will go into this Shire regarding Nic hosting a volunteer day to address pond sediment erosion and water quality.

H. Board to provide summary report of Executive session meetings – May 20, 2026 and May 28, 2026 Special Board meeting

Bartlett provided summaries:

- We had an executive session meeting on May 20th and called to order at 7:22pm and James, Adrian, Bill, Seth, Peter, Lori and Delaney were there. We approved previous minutes. We went over consent items and accepted those. We discussed MOU with the school and potential actions on different properties, personnel matters and considered a few items and approved letters to delinquent properties. We adjourned at 7:43pm.
- May 28th executive session called to order at 5:55. James, Adrian, Bill and Lori were there. We met about action properties and we adjourned at 6:53 pm.

VII. Adjourn to Executive Session

President Bartlett adjourned to executive session at 7:18pm.

Prepared by:
Lori Kelley
GDRA

Accepted by:

 VP, for
James Bartlett, GDRA President