

Glenshire/Devonshire Residents' Association, Inc.
Board of Directors Regular Meeting
MINUTES
August 19, 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 5:35pm

Directors Present: Jaems Bartlett (online), Adrian Juncosa, Seth Warren and William Davidson

Others Present: Lori Kelley – GDRA Staff

II. Property Owner Comments

A. For items not on the agenda

None

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

None

III. Reports

A. Manager Report

There were no questions on the manager's report.

B. Facilities Report

Juncosa questioned if pool bath flooring reserve item is timely. Kelly answered yes, and mentioned stalls do not need to be replaced at this time.

Davidson asked if items on spreadsheets are to be done. Kelley answered yes, and some in progress.

Davidson mentioned concern about hydraulic self-closing gates will be safety issues when temperature changes – it wouldn't close. Kelley will ask Topher to look into.

Kelley mentioned solar panel installation is underway.

IV. Consent Calendar

A. Approval of Minutes – July 15, 2026 Regular Board meeting, and August 3, 2026 Special Board meeting

B. Committee Minutes

C. Correspondence

Bartlett moved, and Seth seconded, to approve the items in the consent calendar. Motion passed unanimously.

V. Unfinished Business

A. Rules Revisions - Proposed Updated Defensible Space Rules follow-up

Kelley mentioned we received comments and questions from a few members, and that she and Bill Houdyschell created clarifications for these items.

Warren asked about the comment on 100 feet of defensible space from neighboring parcels on their property. It says we are required to help provide 100 feet of defensible space and wanted to have the wording changed to better clarify.

Adrian suggested that any wording edits be sent to Lori to save time on this.

The Board continued to review the rest of clarifications.

VI. New Business

A. Motorized Vehicles/Other Activity in Common Areas

Kelley mentioned many members are expressing concerns due to the danger and disruption to wildlife, etc. Board discussion occurred and suggested Kelley contact TD regarding security, and contact the police department, look into trail cameras and possibly poll members.

B. Financial Reports

Bartlett and Juncosa confirmed they reviewed the financial reports for July 2026.

C. Funds Transfer Request

Kelley identified the transfer requests:

\$50k from EJ Oper mma to BMO oper ckg - summer cash flow

\$100k from EJ Oper mma to EJ Oper cd - gain higher interest

\$100k from EJ Reserves mma to EJ Reserves cd - gain higher interest

Juncosa moved, and Davidson seconded, to make the three fund transfers that Lori has identified.

Motion passed unanimously.

D. Community Fire Resistance

E. Community Event Update

Kelley mentioned Starkey's Pizza, Firewise table, games, music are planned for the 8/29 event

F. Initial 2027 Budget Discussion

Kelley shared the rough draft budget on screen. James suggested we scroll through it and give directors a chance to speak on budget items. The following clarifications or decisions were made for the following items:

-DRC fee income has been reduced from last year because we plan to reduce the DRC fees for members.

-Allocation to the reserve fund was increased due to updated reserve study by reserves consultant.

-Interest income increased due to expecting rates to go up a bit.

-Swim class income is a fee charged to cover instructors and insurance

-Election budgeted in case there are more candidates than seats. Up to Board if we use existing funds.

-Contingency at \$0 to help not increase the dues, or lessen the increase.

-Cap Improvements includes establishing a community garden.

-Printing & Mailings s/b increased due to increased costs to us.

As the draft budget stands, it would increase dues \$29/yr per/lot. Kelley will revisit and attempt to reduce.

Warren suggested putting the word out that this covers a community garden, and other benefits.

Board discussion occurred: Suggested trying to keep increase modest while we have increased costs we can't control - fuel, contractors, etc. Suggested looking up CPI-keeping in mind it excludes fuel/electricity. We are still struggling to get to sufficient staffing. Try and do 4% instead of 5%. Consider reducing reserves fund?

G. Board to provide summary report of Executive Session meetings – July 15, 2026 Regular Board meeting

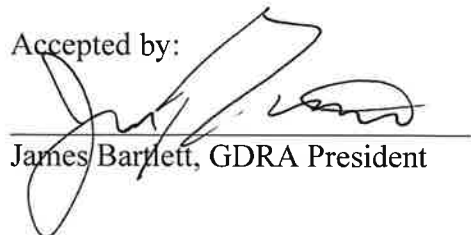
Bartlett provided summary: The meeting called to order at 7:20pm. James, Adrian, Bill and Lori were present. We went through accepting previous executive meeting minutes, consent items approved, got clarifications on contracts, discussed possible action items and personnel matters, and adjourned at 7:43pm

VII. Adjourn to Executive Session

President Bartlett adjourned the meeting to executive session at 7:03pm.

Prepared by:
Lori Kelley
GDRA

Accepted by:



James Bartlett, GDRA President