September 18, 2020

Update to Members
from the
GHOA Board of Directors

The following is a brief update of several projects ongoing for GHOA.

Smart Irrigation – The wiring for the Smart Irrigation Project is nearly complete with 10,000 feet of new conduit/wiring in place. The Smart encoders for 70 separate irrigation zones (both GHOA and GCTA) will be installed and tested starting next week and are scheduled to completed by October 9th. Tuning of the system to optimize its performance will be conducted this fall and early next spring. The Smart Irrigation upgrades are expected to reduce GHOA (and GCTA) irrigation water usage by 30% to 40%.

Golf Cart Parking – GHOA has submitted an application to TRPA for adding 50 new golf cart parking spaces on the east side of the Sewer Pump Station access road adjacent to a new low-profile rock retaining wall. This project would also eliminate golf cart parking on the west side of Sewer Road and shield the lake view of the boat storage racks with plantings. The TRPA has requested additional information regarding the "coverage" required for this project.

Following TRPA approval of this project (at which time the project scope/coverage, costs, and schedule can be determined) GHOA will meet with representatives of GCTA and affected GHOA members to formerly solicit their input before the Board votes whether or not to proceed with this project.

Farmers' Market – Recently, the GHOA Board received a legal opinion regarding a request to sponsor a Farmers' Market on GHOA property. The following is an excerpt from that legal opinion:

> "…A farmers' market is clearly prohibited because it would involve the sale of goods within the Development. The Development includes all common elements, all lots, and all real property which comprise the Glenbrook development…The proposed farmers' market does not fall within the exception for "home offices or similar business" in Section 3.2 because it would impermissibly increase traffic and parking issues, and may increase GHOA's insurance obligations.
>
> The board does not have the discretion to willfully disregard the CC&Rs and therefore must not allow a farmers' market within the Development. If GHOA is interested in allowing a farmers' market in the future, the CC&Rs would need to be amended to carve out an exception to Section 3.2, specifically for farmers' markets.
>
> Please be aware that amending the CC&Rs to allow for the operation of a farmers' market would increase GHOA's risk of liability…".

At this time, the GHOA Board will not consider advancing an amendment to the CC&Rs for a Member vote for the proposed Farmers' Market. The Board is aware that many homeowners at Glenbrook support the idea of entertaining a weekly farmers' market. But…to hold it on GHOA property presents serious issues for the majority of the GHOA Board and would require the affirmation of 51% of all eligible GHOA Members. In addition to the increase in GHOA's risk of liability created by a Farmers' Market, the Board believes that any exceptions to Section 3.2 of the CC&Rs could establish an undesirable precedent for other exceptions which could change the unique character, ambiance, and rural fabric of Glenbrook.

The sponsor of this event was notified of the GHOA Board decision

Community Relations Officers Monthly Reports – The monthly reports from the Community Relations Officers are summarized below. The categories with the largest numbers of monthly infractions are summarized below:

Infractions	June 2020	July 2020	August 2020
Equipment Overnight on the Beach	35	50	39
Dog off Leash	23	24	7
No Watercraft Sticker	18	3	0
Underage Driving Golf Cart	16	7	4
Jumping/Diving from the Pier	14	10	1

A decline in infractions during the summer months is noted. Beach equipment left overnight on the beach remains an issue requiring further Board action. No renter issues or infractions have been reported during August and, to date, during September.

GHOA's House (Manager's House) – 24/7 Coverage – Nicholas Saadi, the new HOA Manager, lives with his family in Incline Village and will not live in the GHOA House. Therefore, GHOA is actively seeking a retired law enforcement officer to perform "after hours" 24/7 coverage for community problems and emergencies in exchange for staying in GHOA's House. We continue to look for a retired law enforcement candidate for this position.

Beaver Analogue Pond – Roger La Voie and his Committee (working with Matt Setty and NVENV) have recommended the creation of a one-third acre "beaver analogue pond" on the southeastern edge of Land's End Road. This will provide beaver families a controlled habitat within Slaughterhouse Canyon while preventing the past disruption and flooding of the historical stream bed of Slaughterhouse Creek. Besides providing a friendly habitat for beavers, both the US and Nevada Fish and Wildlife agencies have taken a positive view, expecting that the pond's 10-12-foot depth will provide a colder water environment conducive to restoring the trout habitat as well as several endangered species. Our permits from the US Corps of Engineers and TRPA allow for construction of a raised redwood deck observation viewing area for Glenbrook families to enjoy watching beavers in their natural habitat.

NVENV plans to start excavation of the Beaver Analogue Pond before the end of September and complete the pond by October 15th.

COVID-19 - We are still affected by COVID-19 regulations in our community including our common areas. Please respect the social distancing guidelines especially on the beach where it is easy to forget. If someone is wearing a mask, they may be more at risk so please be neighborly and give them space.

As always, the GHOA Board of Directors welcomes your comments, suggestions and recommendations and appreciates your interest in this special community.

Sincerely,
The GHOA Board of Directors

Dick Stuart, President
Pete Jensen, Vice President
Jonathan Fore, Treasurer
Roger La Voie, Secretary
Tom Tornga
Karen Diepenbrock
Kent Imrie