

STR Cte. - Meeting 4
Tuesday, March 7, 2023
4:30 to 5:57 pm

Review of Survey results & tabulation

9 respondents do not want STR's at all.

62 are in favor with no restrictions

208 are in favor of both A and B

Decreased home values

3 asked Why voting again?

Limit Properties

Limit days

387 people

83 Strict rules

9 want to Ban STR's completely

10% of properties

Heavy FEES

FT locals on vacation

Grandfather existing HO's

Limit capacity based on size of properties

Limit licenses

Rental = Primary

No rentals shorter than 6 months

Tax commercially

Allocation of time resources

Divisive community

Spend time & money on Parks or something more worthwhile

Property Rights

LT retirement plans depend on STR

Room rental in a house should be exclusive from STR's

Rules & Regulations = Enforcement

Nuisance Behaviors community is asking POA to regulate

- Dogs
- Noise
- Traffic
- Fireworks
- Lights
- Trash
- Safety/Crime
- ATVs
- Parties

How do we enforce restrictions and guidelines as a POA when the County holds the law?
Biased? What are the positive aspects of STR's? Only listed negatives.

Restrictions & Rules

- License

- Number of cars in driveway
- On-call person or Property Manager (Gunn County)
- Clarification
- Good neighbor policy
- Light timers

Anna Maria Island in Florida - Welcome binder

STR management staffer to enforce compliance
 Enforcement? Pending covenants amendment to be voted on by the POA membership

Paying for enforcement and codification?
 Raise rates of STR licenses over \$400

STR definition: Guest room rented in a home where/while primary residents are living FT.
 Does this activity require a license? Under 30 days?

Currently, 35 licenses are held. About 4% of the community of 900.

Have LPD from BOCC visit with us about County views.
 Designate a special district for the CBS Community vs. a covenant change

Covenant vote?
 Licencing, enforcement
 License cost/fee? \$400
 Limits such as 2 people per 450 sq. ft. of living space

Covenants = Property Rights?

75% of survey respondents want some sort of restrictions.
 Shared software for tracking from County

Housing urgency for STR's.

BOCC
 Reduced home size to 7,500 sq. ft. from 12,500 sq. ft.

Does this change Mortgage lender rights and expectations?

66.67% approval required for covenant restrictions.

Quantitative

- # Written Responses -
- # Raw data -

Paragraph from: Colorado Common Interest Ownership Act (CCIOA)

38-33.3-217. Amendment of declaration. (1) (a) (I) Except as otherwise provided in

subparagraphs (II) and (III) of this paragraph (a), the declaration, including the plats and maps, may be amended only by the affirmative vote or agreement of unit owners of units to which more than fifty percent of the votes in the association are allocated or any larger percentage, not to exceed sixty-seven percent, that the declaration specifies. Any provision in the declaration that purports to specify a percentage larger than sixty-seven percent is hereby declared void as contrary to public policy, and until amended, such provision shall be deemed to specify a percentage of sixty-seven percent. The declaration may specify a smaller percentage than a simple majority only if all of the units are restricted exclusively to nonresidential use. Nothing in this paragraph (a) shall be construed to prohibit the association from seeking a court order, in accordance with subsection (7) of this section, to reduce the required percentage to less than sixty-seven percent.