

**STR Cte. - Meeting 6**  
**Monday, May 8, 2023**  
**4:35 to 6:00 pm**

**Present:** Sue, Scott, Kevin, Ashton, Maggie  
**Staff:** Derek

No need to coincide with a decision and/or recommendation to the Board before annual meeting in August 2023.

May want to consider starting with a member vote to adopt a proposed covenant to requiring POA property owners to obtain a license from the POA in order to STR.

Support: 420 people voted in favor of restrictions, the majority of those responding but not the majority of the voting community.

We will need to spell out Rules & Regs  
Community vote or POA board to make a policy?

Limit licenses permissible per property? No more than 2 per individual/family.

Resident owner-occupied versus absentee owner. "It's my home, just not right now."

In the Town of CB, the taxes are so high (22%) that the rental rates escalate in accordance. Affects ability to be competitive.

As a business, the profits from STR are small if any. Too seasonal. Costs to owners are very high.

Different policy for Commercial area versus residential?

Generally the community is in favor of STR properties, but wants to mitigate properties that function as a hotel.

Include language (and fees?) that would discourage commercial operators.

Vacation demand: The lack of hotels in the destination is generating greater demand for STR rentals.

Suggest a brief Zoom with staff to outline expectations, regulations and restrictions involved that is mandated to attend prior to issuance of STR license.

What do we want to affect?  
Survey Results:

1. Should Short-Term Rentals be allowed in CB South?  
Yes: 420 (76%)  
No: 134 (24%)

2. If Short-Term Rentals are allowed, would you want restrictions?  
Yes: 420 (77%)  
No: 126 (23%)

The eye opener is #2 where over 75% want to see restrictions.

We need to determine next steps. Need to involve legal to structure restrictions, guidelines, etc.

Standalone vote to get covenant changes.

Strict percentage of licenses tied to a percentage of total constructed properties in the community. Right now, there are 30 licenses among 600+ homes. (AW)

Unlimited licenses, but unlimited nights?

January 1 annual application and renewal

- Unlimited license = unlimited nights up to 180 (\$1,000/year)
- Restricted license = up to 90 days (currently \$400/year) across the board, regardless of user type
- Non transferable. Tied to the individual owner, not tied to the property.

Hybrid: Limited STR license for owner-occupied properties. (30/5%, 60/10%, 90/15% of community)

Should there be a difference in STR license (restrictions/regulations) between owner-occupied and absentee owner? (AW)

License fees may only be used to manage the STR program. (AW)

Town of CB has a maximum of 60 days

POA Staff: Breakdown the 30 licenses into categories or owner-type.

Community education will be important moving forward for a covenant vote.

Intro to the next survey.

- Here's the overview results from the February survey.
- Here's a few different ways to achieve.
- Let the membership know that they're driving the policy.
- Within the current budget, there is no allowance to hire staff for STR compliance.
- License fees and dues will need to increase to manage and codify to cover add'l staff.

Property Rights issues could arise with a limit of licenses.

Owner-occupied property owners can get one license up to 90-day license for that property, but tied to owner. The 90 days number is not arbitrary, it is driven by seasonality while still allowing flexibility to earn some income.

License windows:

- 60 days/nights in summer
- 30 days/night in winter

Is 'No more than 60 days' acceptable, more reasonable, attractive?

Owner pays taxes to County. County doesn't pay forward subdivision.

Could fees be administered differently, such as license fee is due to prior to first renter checking in? This way you could have a license reserved, activated upon payment. License deposit?

Penalties on the backend could be stiffer.