

STR Committee Meeting 10
Wednesday, November 1, 2023
4:30-6:00 pm

Reviewed survey results and response clusters

N = 501 votes with 421 respondents. The 80 difference is property owners that own more than one property

There are 611 developed parcels in CB South and 899 owned properties, therefore there are 288 undeveloped parcels or vacant-but-owned lots

STR licenses outstanding = 36 or 5.9%

Conditions are spelled out in the STR license agreement

Restrictions are limitations
Regulations deal with the behavior of owners and tenants

The distribution of votes favors no restrictions

What do we do to promote a desirable experience for people to live whatever LTR, STR or a FT property owner.

Discussed homeowner law and process.

Develop policy around regulations. Develop regulations around behaviors that concern us.
Communicate regulations to everyone who has a short-term license

Regulations are to address:

- Parking - residence and roads
- Number of people versus bedrooms
- Number of cars per bedroom

What are steps to enforce?

Pull STR license for x period of time

What happens if

Restriction would be

20% for 90 days

Guest Rules at a Glance

<https://crestedbuttesouth.net/wp-content/uploads/2023/01/Guest-Rules-at-a-Glance.pdf>

Covenants (Updated 1/20/2023) reflect that to short-term rent your property, you must pay a fee for the STR license with the POA and must obey regulations associated with the license.

4.2.8 Use of Family: Residence as Rental Property: An owner may rent all or a portion of their Family Residence and Accessory Dwelling Unit; however, the Family Residence and the Accessory Dwelling Unit may not be used for Short-Term Rental simultaneously. Owners and tenants in any rental agreements are bound by these Amended and Restated Covenants, and rules, regulations, and policies set forth by the Association.

4.2.8.a Owners renting their properties as STRs shall be required to comply with any policy adopted by the Board, including posting on the exterior of the Dwelling Unit contact information for a property manager or person appointed by the Owner who can respond to any rental issues within 60 minutes of contact.

Covenant change to reflect the requirement for an STR license
33% wanted both the percentage of developed parcels and the number of nights

Regulations and Restrictions

Vote in August 2024 to approve Covenant language to require a property owner to obtain a STR license.

- STR committee's efforts going forward will not prioritize 'days and percentages'
- STR committee's efforts for 'rules and regulations'

Takeaway: A license is enforceable. Number of nights are not definitively enforceable.

Action:

Limiting the number of days is no longer a focus of the committee because measuring is not enforceable

Table the limiting by % of licenses of developed properties

Focus on creating regulations, guidelines and policies to guide owner & renter behaviors
Focus on adding a Covenant to support 4.2.8.a requiring a property owner to apply for and purchase a Short Term Rental license.

Next STR Meeting: Wednesday, December 6, 2023

Next BOD meeting: Wednesday, December 13, 2023