

Minutes from Short Term Rental Committee Meeting 6-29-2023. (Not approved yet)

Attending: LeeAnn, Robynne, Kathy, Alice, Claire was absent

1. Approved notes from 6-15

2. Review matrix of problems to determine if solutions/rules already exist that address problem. The ones that are already addressed by our covenants or common sense (like speeding) will form the basis of a good neighbor contract for STR guests that will be initiated by guests and posted in STR homes.

Problem	Where addressed?			
	Covenants	Rules	Colorado Law	Not Addressed
Visitors are not prepared, get lost or stuck, and residents are obliged to help				X
Late night arrivals and noise from unpacking	X			
Trespassing			X	
Diminished solitude—people moved here for peace and quiet				X
Can't get in STR or power outage, go to neighbors to use phone				X
Noise at inappropriate hours (parties)	X			
Dogs roaming, failure to pick up poop	X			
Leaving garbage out which attracts wild life				X
Lack of ability to communicate: guests and hosts, neighbors and hosts. No cell, no contact lists				X
Increased fire risk from guests outdoor fires	X			
Diminished social capital in neighborhood due to transient guests				X
Increased traffic—speeding, danger to pedestrians				X
Lower safety/security due to strangers in neighborhood				X
Houses lit up like beacons	X			
Over flowing dumpster in the summer (note, we don't fully understand this, it may also be caused by more part-time residents visiting their homes)				X
Over use of neighborhood resources—water, roads				X

3. Start discussion on issues that are not currently addressed by either covenants, local, or state laws.

- We have problems and policies, our goal is to identify covenant changes that will solve the problems and support the policies we identified.

Here are the policies we agree on to guide our covenant changes:

Preserve residential quality of neighborhood

Balance needs and rights of property owners and neighbors
Allow economic gain for residents

Ensure health and safety for guests and residents

- What are ways to restrict STRs?

We have done research on all the ways jurisdictions in Colorado manage STRs, assuming that these are most likely legal here. (Laws regarding STR vary from state to state.) We were hoping to simply copy what other areas have done. We can see that is what everyone hopes to do and are not sure that will work here. Insuring compliance to any regulation is non-trivial.

There are various approaches. Cities focus on licensing and taxing. Most counties where STRs have hurt available housing and impacted neighborhoods—like Summit County— focus on creating special zones, limiting numbers and restricting who can have STRs. Telluride restricts how many nights any STR can be rented (3x a year for a total of 29 nights), but anyone can rent their house.

Limit total Number of STR in neighborhood at any given time—not discussed

Limit who can have a STR—some places allow full-time residents to have STR, we started talking about how to define a part-term resident. We also wondered if it was possible to restrict STR to primary owners, as opposed to corporate owners.

Limit how many days a STR can be rented, or when, during the year it could be rented.

One observation that comes up repeatedly is that people who have bad experiences with STRs fail to contact their managers, which could provide quick resolution. That has led to a gossipy/ anecdotal feel to the complaints about STR in the neighborhood. Here's how simple interaction can dramatically improve things. Robynne, a part time resident who does STR at her house to help pay for it, worked closely with Adam and Erin to insure guests at 491 McLaughlin behaved like good neighbors. She implemented a fine system for her guests to insure compliance to the "good neighbor" rules. Many jurisdictions require that a "manager" for an STR be available 24/7 within 30 min-1 hr to resolve issues. Near term, I will put a list of manager contacts for the STRs at Ruedi on our web site.

We are just starting to fully discuss these things and haven't gotten close to any conclusions. We need to talk to a lawyer.