

Minutes from June 1 Short Term Rental Regulation Committee

Attending: LeeAnn, Robynne, Alice, Absent Kathy and Claire

Agenda:

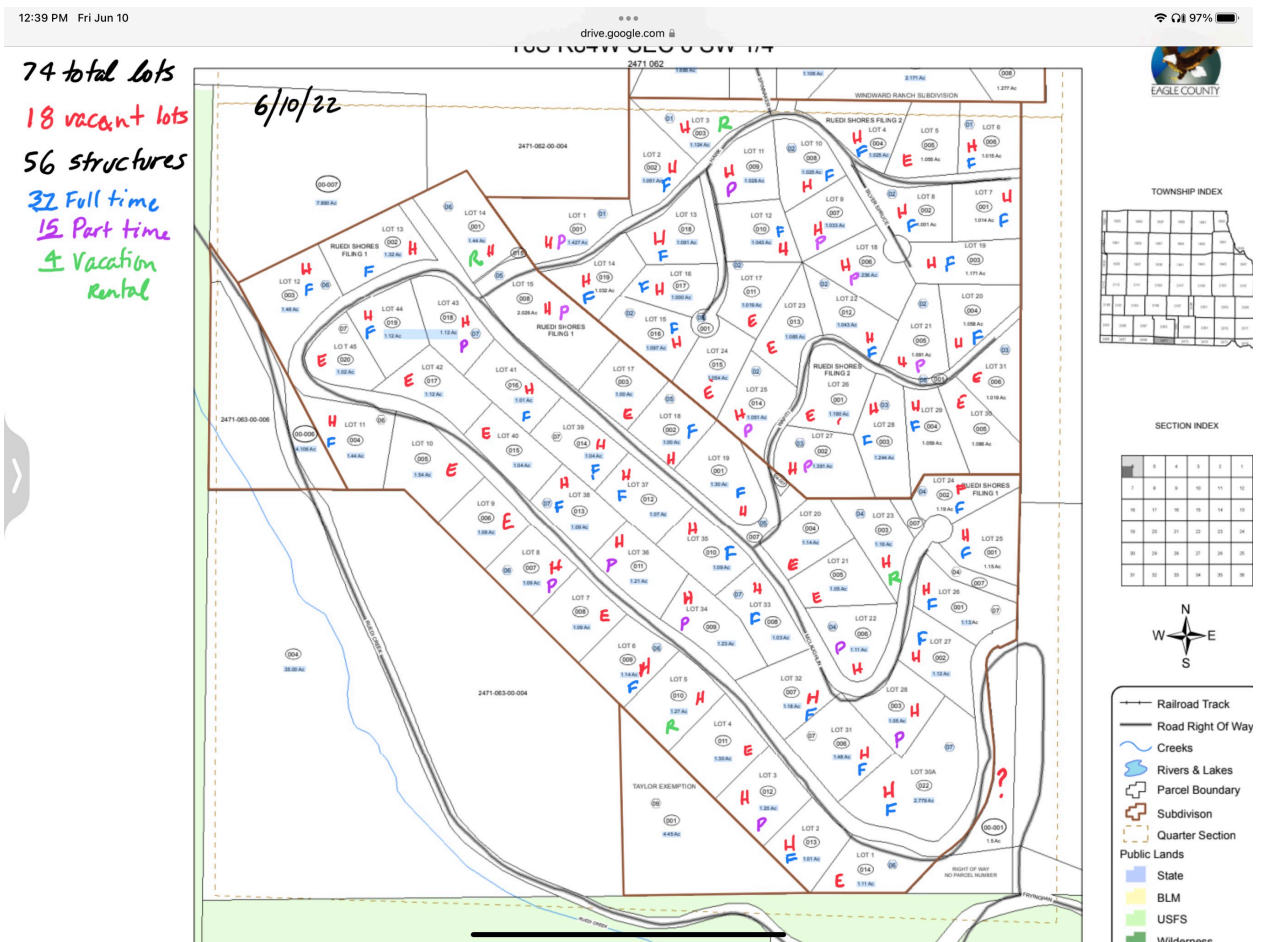
Kathy intro—since she wasn't present we skipped this

Guiding policy/principles for neighborhood

Robynne spoke eloquently about how all anyone wanted was to have and be a good neighbor as shown by respectfully following the neighborhood rules regarding noise, pets, fires, parking, etc. We all agreed that everyone needed to be reminded of our covenants and that many Ruedi Shores neighbors also violate them, not just STR guests.

Alice pointed out that our covenants promote a single family neighborhood and specifically prohibit commercial activities that bring strangers and extra vehicles to the neighborhood. She also offered these neighborhood statistics.

Composition of Ruedi Shores as of 6/2022 (subject to change as houses are built, bought and sold). Note there are also 2 STRs immediately adjacent to Ruedi Shores. One in Windward Ranch and one next to Lot 14. We don't have jurisdiction over these properties and their guests may use our roads.



Discussion:

We quickly agreed on policy objectives from “Short-Term Rental Regulations; A guide for local governments” that were relevant to Ruedi Shores:

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

Any STR regulation will have to support these policies.

Robynne asked what are we trying to do, if we are not focusing on rules? Alice responded that she wanted to control the number of STRs. She doesn't want Ruedi Shores to become a destination for people looking to build STR businesses. A quick search on-line shows that lack of STR regulation makes locations attractive for investors.

Robynne noted that since she had implemented strict rules, that their property managers enforce, there have been no issues with neighbors. She suggested that responsible STR owners minimize the impact of STRs on a neighborhood. Alice agreed and also noted we couldn't count on all STR owners to have the same attitude, implying we still need regulation. She also noted that even if disgruntled, neighbors may not complain.

LeeAnn! I failed to record your comments, I am so sorry—too much talking from me. Will you please add them?

Objective for June 15:

What are the specific problems that people complain about?

Resource: Feedback from neighbors on STR.

