

Notes from Short Term Rental Meeting 5/18

Attendees: Alice, Robynne, LeeAnn, Claire. Kathy was unable to connect on her drive up from the metro area.

Introductions:

Robynne: Lives in California. Purchased 491 McLaughlin in 2018 with another couple for a vacation home. That couple decided to move full time to Telluride, and Robynne and her husband bought out their half of the home. Robynne and Matt need to do STR to afford keeping the home. After a bumpy start, they have developed rules and directions for their property managers to minimize impact on the neighborhood. They are very eager to maintain good relations with the neighbors.

LeeAnn: Moved here in May of 2022, as a full time resident. Loves the neighborliness of Ruedi Shores, specifically, how people are willing to help each other. Has personal interest in STR for her house to help with affordability, and does not have specific plans yet about what that would look like. Feels strongly that there need to be clear rules around STR.

Claire: Has lived in Ruedi Shores full-time for 8 years. Her house is flanked by 2 STR and she is heavily impacted by their presence. One of those houses is in Ruedi Shores, the other in Windward Ranch. Here are some of the nuisances she's experienced: several incidences of stuck cars requiring assistance, people coming to her house to borrow the phone, loud music and voices, 712 Hawk being lit up for 3 days in a row—even when people weren't there, cars parked on the road restricting access of other vehicles. Claire mentioned that she does believe in private property rights and is not "against" STRs.

Alice: Built a house here in 2018. Was originally planned to be a vacation home. Considered the possibility of STR to help offset expense. Fell in love with the tranquility (darkness and quiet) and moved here full time in 2019. After living here, I changed my thinking on STR and now find them undesirable. I wouldn't rent my house up here as an STR.

Conversation:

Robynne clarified that any binding rules we developed would need to be voted on to become part of our covenants. A 67% majority of all owners is required. She also mentioned that it is clear many of the regular residents don't comply with our current rules such as requiring dogs to be either on leash or under voice command.

Alice agreed and noted that without any regulation Ruedi Shores would attract people looking to make a business out of STR here.

Claire detailed the impacts of STR near her as mentioned above. Robynne asked if Claire would be open to a phone call from the person managing 712 Hawk. She said she would.

LeeAnn brought up the topic of minimum duration stays, wondering what Robynne thought about it. Alice interrupted to ask that before we spent time talking about potential rules, that we "begin with the end in mind" and define what kind of place Ruedi Shores is (i.e. single family community, resort, or other) and that we get clear on what kinds of issues the STRs are causing. This way when we consider "rules" we can verify if they are consistent with what we are trying to achieve.

We didn't talk about how the committee will make decisions. Zoom has limited their free meetings to 40 minutes.

Next meeting is scheduled for June 1 at 7:15 pm. I will send out Zoom invitation about 1 hr prior.

Agenda:

- Kathy to introduce herself. 5 min
- Remainder of time:
 - What kind of community is Ruedi Shores?
 - What are we trying to preserve with STR regulation?

Recommended reading beforehand:

- [https://www.ruedishoreshoa.com/resources/Documents/HOA Policies, Procedures, Rules, and Regulations/Covenants and Rules Enforcement Policy.pdf](https://www.ruedishoreshoa.com/resources/Documents/HOA_Policies,_Procedures,_Rules,_and_Regulations/Covenants_and_Rules_Enforcement_Policy.pdf). Section 5.
- https://granicus.com/pdfs/Whitepaper_-_A-practical-guide-to-effectively-regulating-short-term-rentals-on-the-local-government-level.pdf