

**CRESTED BUTTE MEADOWS COMPANY  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, DECEMBER 3, 2020 – 10:00 A.M.  
VIA ZOOM**

Participating in the meeting:

Karen Dunn  
Eric Roemer  
Mike Brown  
Michelle Truly  
Marcus Lock, Law of the Rockies  
Rob Harper, Toad Property Management  
Larry Dunn  
Ruth Roemer

Rob called the meeting to order at 10:02 am and confirmed a quorum. Rob explained the first item would be a discussion regarding short term rentals. Eric said some potential buyers were interested in short term renting homes and the Covenants did not specifically prohibit short term rentals. Marcus Lock said a 2015 court ruling had established that short term rentals were not considered commercial use and short term rentals were not inconsistent with residential use. If the Association wanted to prohibit or restrict short term rentals an amendment to the Covenants would be required. Rules and Regulations with a fine structure for violation could be introduced to regulate short term rentals instead of going the more difficult route of amending the Covenants as 67% or 75% approval would be required.

Marcus explained the process for a Covenant amendment to prohibit short term rentals and said the process would take a couple of months and be approximately \$2,000. Karen made a motion to instruct Marcus Lock to prepare an amendment to the Covenants prohibiting short term rentals and defining long term rentals to a minimum period. Michelle seconded the motion and it was unanimously approved. Once Marcus completed his review and drafted an amendment the Board would review and comment prior to the amendment being circulated to all owners. Marcus said he would confirm by email, after reviewing the Colorado Common Interest Ownership Act (CCIOA), if the Association required 67% or 75% approval of an amendment to the Covenants.

Marcus confirmed the amendment to the Covenants would clarify long term rentals and the need to provide a copy of any lease. Marcus agreed to prepare a

lease template although use of that particular lease would not be mandated in the Covenants.

Eric explained the Joint Maintenance Agreement for roads used by three Associations and said one entity did not have strong governing documents or organization and it was difficult to make that entity pay their portion of the expenses. Marcus said all owners using the road had an obligation to pay their portion of the road expenses and litigation against those owners for nonpayment was an option. Marcus left the meeting and said he was willing to review the Joint Maintenance Agreement if required.

It was generally agreed Mike would continue to work with the Ridge owners in an attempt to get payment of their portion of road maintenance. The long term enforcement of the Joint Maintenance Agreement would continue to be discussed and Marcus Lock would be asked to review the Agreement and provide an opinion. Boulders and No Parking signs had been placed at the Forest Service entrance and it was assumed they had been placed by the owner of that Ridge parcel of land. Mike was thanked for the large amount of work he put in regarding the road maintenance. It was agreed Mike would send the email explaining road maintenance expenses to the Ridge and Highlands owners.

The meeting adjourned at 11:09 am.

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Prepared by Rob Harper  
Toad Property Management, Manager