

## *FINAL 5/26/21*

May 28, 2021

Dear Pristine Point Owners,

As you are aware, the Pristine Point Owners' Association Board of Managers has been engaged in creating a new set of policies that will apply to the growing trend of short-term rentals in our development. This process started in February and has included numerous data collection on the experiences of other HOAs, property managers, city officials, insurance agents and legal counsel.

The preliminary version of three new rental policies and their attachments were sent to all owners on April 6<sup>th</sup>. As required by our Adoption and Amendment of Policies regulation, we opened up a 30-day comment period for owners to ask questions and to provide feedback on the new policies. Comments and feedback were received from seven owners. The comment period ended on May 6<sup>th</sup>. The feedback from owners resulted in numerous changes to the preliminary policies, as we collected more information and listened to our owners.

On May 12<sup>th</sup>, during a regularly scheduled Board of Managers meeting, the Board reviewed all the proposed changes to date and invited additional, final, owner input. Three owners participated in the Board meeting. The Board explained again the rationale for all the key provisions of the policies. The Board also reiterated that by following the regulation for Adoption and Amendment of Policies, they have the authority to adopt new policies or amend existing policies.

The Board listened and commented on all additional owner input. The Board indicated they would consider one final round of additional revisions and send a copy of the final rental policies to all owners before formally approving the new policies and establishing a date for their enactment.

An important element of this process has been to ensure the new policies represent the best interests of all the owners in Pristine Point, both renters and owners who do not plan to short or long-term rent their properties. The Board believes our new policies achieve this objective.

The purpose of this e-mail is to transmit the final rental policies and their attachments (see below).

The Board will approve the new policies on June 4<sup>th</sup> and make them effective June 15<sup>th</sup>.

This item will also be on the agenda for the June 29<sup>th</sup> Annual Meeting. The Annual Meeting package will be sent out shortly.

Best regards,

PPOA Board of Managers

Kurt Giesselman

Chuck McGinnis

Dick Mathews