

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
AUGUST 28, 2020
VIA ZOOM

The following people were present:

Gary Rainwater
Bill Ronai
Sam Nay
Dave Miller
Sam Ganz
DJ Brown
Scott Kelley, Toad Property Management

The meeting was called to order at 5:05 p.m. and Gary confirmed the meeting had a quorum.

Gary explained the purpose of the meeting was to discuss complaints received from owners regarding short term rentals and requests to amend the Covenants to prohibit short term rentals.

Bill said enforcement of any restriction on short term rentals would be an issue and also the MLPC rules and regulations for non-owner occupancy needed to be considered. Bill explained owners had purchased vacant land and homes based on the existing regulations and reducing an owner's rights might cause hardship in some cases. Enforcing guidelines for short term rentals would require regular reinforcement of those guidelines and additional costs for the Association.

The short term rentals at one house had caused concerns during the Summer and that house would be having a month long rental during September. Two trailers were already in the driveway and it was agreed the owner would be contacted and reminded of the existing restrictions in the Covenants and asked to remind their guests of the need to be good neighbors.

Scott explained the existing violation enforcement policies for both Meridian Lake Meadows and Meridian Lake Park Corporation which followed Colorado Statute. Scott said the level of fines could be set by the Association and it was necessary to receive an official complaint prior to the start of the process. It was generally agreed the level of fines needed to be sufficient to make tenants and guests abide by the rules and the introduction of an upfront fee for rentals would help to cover costs of administration and enforcement.

Scott gave examples of how other associations and Mt. Crested Butte dealt with short term rentals which included registration of rentals and fees, education of the rules for renters, the need for a local leasing company and in some associations a total ban on

rentals of less than 6 months. Coordinating rules and regulations with Meridian Lake Park Corporation would also be necessary so renters did not have to try to conform to two sets of rules. Beth Appleton, legal counsel for the Association, had confirmed amending the Covenants would be a lengthy and difficult process as a right of owners was being taken away but introducing rules and regulations for short term rentals would be a refinement of the existing Covenants and could be tried for a year with additional action taken if necessary in the future.

Sam Ganz made a motion to form a Committee to review rules and regulations for short term rentals and the MLPC Non-Owner Occupancy Policy with the committee consisting of 2 owners from MLM and 2 owners from MLPC. An amendment to the Covenants would be reviewed again in a year if rules and regulations were not sufficient to reduce complaints about renters. Bill seconded the motion and the motion was unanimously approved.

Bill and Dave volunteered to join the Committee and Bill agreed to review the MLPC Non-Owner Occupancy Policy and suggest redline changes for review by the Committee. DJ Brown volunteered to be the point of contact for MLPC and to obtain 2 volunteers from MLPC for the Committee.

Gary agreed to reach out to owners who had submitted complaints regarding short term rentals and explain the action the Board would be taking.

At 5:55 pm Sam Ganz made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management