

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 9, 2022 – 5:30 P.M.
VIA ZOOM**

Board Members participating:

Kate Somrak
Cathy Low
Chris Edmonds
Jan Dijkstra
Sean Patrick
Casey Lanza
Beverly Troxtell

Others participating:

Rob Harper, Toad Property Management
Beth Appleton, Association Legal Counsel
Sharon Gentry
Dick Landy
Matt Meldrum
Andrea Bertrand
James Davis
Ben Somrak
Martin Spencer
C Low
Kip Tinstman
Peter Rosato
Lauren Elizabeth White
Nikolai Starrett
Lori Kelly
Kate Stahler
Brian Landy
Jen Faivre
Chad Smith
Mike Scarpa
Tom Filippini
Ginny Turner
Jennifer Cenedella
B Egelhoff
Liz Sawyer
Julie Ball
Chris Menges
Daniel Stewart
Chris Sahr

Scott Howard

Rob called the meeting to order at 5:33 p.m. and confirmed there was a quorum.

Kate thanked owners for joining the meeting to discuss the Short Term Rental Policy (STR Policy). Kate explained no changes had been made to the policy since the last meeting and gave owners an opportunity to provide comments. Rob confirmed emails from owners regarding the STR Policy had been circulated to the Board members for review.

Kate explained the STR Policy only related to short term rentals and at the present time there were no plans to restrict rentals if multiple offenses occurred. Suggestions were made to consult an attorney who specialized in HOA law about the proposed policy and avoid any potential litigation. Beth Appleton explained the Board had Directors & Officers Insurance and, in her opinion, the proposed policy was in compliance with Colorado law and the Board had the ability to adopt the policy. Sean explained the policy was a first step to regulate STRs and if necessary in the future the Board could consider additional measures, including an amendment to the Covenants. The difficulty of obtaining sufficient support for any amendment of the Covenants was explained and it was necessary to have some rules and regulations in place while a review of STRs continued. Kate said a lot of work had been put into the preparation of the STR Policy and the Policy had been initiated after requests from multiple owners.

Concern was expressed about the notification process outlined in the STR Policy, enforcement of the policy and the fining process and potential administrative costs for the Association. Some owners felt the sale of lots might occur if the policy was introduced and owners had additional restrictions placed on the enjoyment of their lot.

Kate explained there would be further amendment of the STR Policy and the amended policy would be available for owner review again. A suggestion was made to increase the permit fee to help cover administrative costs and simplify the process as much as possible. Rob said the existing owner portal did not permit owners to report any rental issues and Kate said options for management of STRs were being reviewed by the Board.

Kate said amendments had been made to the policy to just apply to STRs. Long term rentals were not covered under the current draft of the Policy. The owner comment period was closed.

Rob and Beth explained the Executive Session process and said the Board would be going into Executive Session to obtain legal advice on the draft policy and there would not be any further discussion of the policy once the Board left Executive Session. Rob thanked owners for participating in the meeting and asked non-Board members to leave the meeting.

At 6:12 pm Kate made a motion to go into Executive Session to discuss the Short Term Rental Policy with legal counsel. Beverly seconded the motion, and it was unanimously approved.

At 7:18 pm Kate made a motion to leave Executive Session. Beverly seconded the motion, and it was unanimously approved.

Kate made a motion to adjourn the meeting. Sean seconded the motion, and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

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