

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE OWNERS
TUESDAY, NOVEMBER 12, 2024
5:00 P.M.
318 ELK AVENUE, CRESTED BUTTE
& VIA ZOOM**

Present:

- Unit A2 – Milton Truillo
- Unit A4 – Heather Newman
- Unit A5 – Jordan Levy
- Unit B6 – Jacob Rierson
- Unit C1 – David Ahrendt
- Unit C6 – Cal Fenerty
- Unit D1 – Nel Burkett
- Unit D2 – Anthony Poponi
- Unit D5 – Sonya Kashiwa
- Unit D6 – Brian Duhun
- Unit C3 - Sheldon
- Unit C4 – Karen Zuehlke
- Erin Dicke, Toad Property Management
- Jacob With, Law of the Rockies

Erin called the meeting to order at 5:03 p.m. and said notice of the meeting had been sent prior to the meeting. Erin said there was not a quorum.

Jacob With of Law of the Rockies explained the different governing documents for the Association – Bylaws, Covenants, Rules and Regulations, Policies and Procedures. Jacob said Short Term Rental language had been drafted to amend the governing documents so the Board could adopt and implement regulations for Short Term Rentals in the future if required.

Jacob With explained draft documents had been circulated to owners prior to the meeting, including a Ballot, and the documents were intended to open discussion. Jacob Rierson said there were currently 7 units registered with the Town of Mt. Crested Butte for short term rentals.

Jacob With answered questions and concerns from owners. Jacob stressed any short term rental regulations would have to be fair and regulations could not be arbitrary or capricious. Any regulations would have to be consistent with the Covenants. Jacob suggested keeping documentation or restrictions to a reasonable level so that any regulations could be enforced without creating an impossible burden on the Board or property manager.

Jacob With explained any amendment of the Covenants would require at least 67% approval of unit owners voting interests and would be consistent with the voting provisions shown in the existing Covenants. Mortgage lenders would have the opportunity to object and Jacob With explained the process to meet Colorado Common Interest Ownership Act (CCIOA) regulations.

Jacob With asked owners to check their correct email address was with Toad so that a cover letter and documents regarding short term rentals could be circulated to all owners for review as some

owners said they had not received the current version. Concern was expressed that reaching the required level to amend the documents at this time might not be possible. David Ahrendt stressed the Board did not want to prohibit short term rentals but in his opinion it was necessary to introduce some regulations to help the community work together. Concern was expressed the way the proposed language for a Covenant amendment was currently drafted gave too much authority to the Board.

After a very long discussion owners were encouraged to submit comments, within the next week, to Erin at Toad and Erin would forward to the Board for discussion. Jacob With would not revise or send anything out until he received further direction from the Board.

At 6:59 p.m. the meeting adjourned.

Rob Harper, Toad Property Management