

CHADLINGTON HOUSE CONDOMINIUM OWNERS' ASSOCIATION
BOARD OF MANAGERS
P O BOX 2946
CRESTED BUTTE, COLORADO 81224
E-MAIL: chadlingtoncoa@hotmail.com
Property Manager: (970)901-7975

Semi-annual BOM Meeting Minutes
June 22, 2022

The meeting was called to order on June 22, 2022, at 6:04 PM on the internet platform Zoom. Proof of Notice was given, and the minutes of the earlier meetings were approved.

Attending was:

Dave Ahrendt, C-1, President
Mitch Kain, B-2, Vice President
Alec Lindeman, D-1, Treasurer
Craig McManus, C-6, Manager
Moss Wagner, E-3
Paul Wieland, E-1
Paul Ribich, B-5
Jacob Rierson, B-5
Mark Gwillim, D-3
Anthony Poponi, D-2
Sonya Kashiwa, D-5
Mark Manning, B-3
Cecilane Jacinto, A-6
Brian Duhon, D-6

This meeting was called to discuss the possibilities of future regulations of short-term and long-term rentals at Chadlington. A lively and civil discussion was had concerning the goals of the meeting and the different methods of achieving those goals. I will summarize each. Keep in mind, these are just summations of the discussions, along with a few additions to the rules and regulations that can be fine-tuned into motions to be voted on later. Some solutions covered multiple goals. I will list the solutions and not try to marry them to one goal. A decision was made to have a work session in the near future to discuss the over-all parking situation, reporting needs and other topics related to rentals.

Minutes, June 22, 2022

Page 2

Goals:

- Preserve community/neighborhood aspect of Chadlington.
 - Maintain long term neighbor relations vs. transient tenants.
 - Not evolve into a motel.
- Protect our ability to insure and protect our investment.
- Improve adherence to Rules and Regulations.
 - Parking.
 - Trash/recycling.
 - Noise.
- Provide fact-based and data driven solutions tied to a specific problem with a clear vision of the future outcome.

Solutions:

There was general agreement that these issues were not limited to STR usage and solutions could be found in both increased education and new regulations.

There was little support for limiting the number of STR's, however the numbers should be monitored for potential future increases.

A condensed set of Rules and Regs should be provided to all STR hosts to be posted prominently in their unit and on all booking sites.

Provide separate, distinct parking passes to be filled out by the host or guest showing license tag number, unit number and check in/check out dates.

Enhanced enforcement of proof of insurance. All unit owners are required to maintain at least \$300,000 in liability insurance. Landlords, short or long term, will be required to carry a rental unit rider. Proof of both will be required annually.

All landlords shall be required to provide the name and phone number of a local contact. That contact must reside in Gunnison County and be able to respond within ½ hour.

Minutes, June 22, 2022

Page 3

There was a consensus that more data needed to be gathered to make informed decisions. The most popular suggestion was a rental report to be filed with the Association monthly or quarterly. As a planning document, the Association would need rental dates, number of guests and number of vehicles. There could be possible fees to cover the cost of gathering the data.

The parking issues are complicated and not limited to STR usage. Many ideas were proposed including a reduction in the number of allowed vehicles, reserved spaces for owners, reserved areas for guests, education on winter protocols and more.

There being no other business, the meeting was adjourned at 8:11 pm.

The BOM will hold a work session on parking issues, reporting needs and forms and other necessary topics Wednesday, August 3, 2022, at 6 PM. This will be a Zoom meeting.

The next annual General Membership meeting on will be on October 15, 2022, 5 PM, at a place to be determined