

## DMCA Meeting Minutes

3/5/17

### Board Meeting

6:00 PM meeting called to order.

Board Members Attending: Vince Snowbarger, John Young, Bill Lindler, Tom Seaman, Val Szwarc

1. Vince Snowbarger confirmed that the Special Membership meeting scheduled for March 10, 2017 will be held at the United Church of the San Juans at 6:00 PM. Vince requested that all Board members arrive 15 minutes early to assist with setup.
2. Vince recommended that the DMCA HOA make a contribution to the church for letting us use their facility for the Special Meeting. John Young suggested a \$50 contribution and the other Board members concurred.
3. Vince Snowbarger then summarized the background leading up to the Special Meeting. The DMCA HOA is currently in the third stage of discussions about the issue of nightly rentals as follows:
  - a) Stage 1 - Many, if not most, families in the DMCA HOA purchased properties here assuming that the community was comprised of single family homes. In 2014, Gordon Mull, then President of the Board, conducted some research and determined that there were between 6 and 8 families that were engaged in nightly rentals at that time.
  - b) Stage 2 – In 2014, the Board decided to amend the CC+R's to clarify and formalize the HOA's policies regarding nightly rentals. It became apparent at the 2014 Annual Meeting that certain members of the HOA were angry about the changes being proposed.
  - c) Stage 3 – We now have a number of HOA members who are involved with nightly rentals as well as one family that has built a building on their property solely for the purpose of nightly rentals.

At the 2015 Annual Meeting, it was agreed that a Special Meeting of the HOA would be scheduled specifically to address the matter of nightly rentals.

4. Vince Snowbarger stated that no vote on this issue will occur at the Special Meeting because no specific language has been put forward on which to vote. Rather, the Board will consider members' views at the meeting and then provide the membership with proposed language to vote on.
5. John Young commented that the infrastructure of the HOA and its water capacity are not set up to accommodate more than one residential family per lot. Pervasive nightly rentals will overly tax the infrastructure of the HOA.

6. Bill Lindler noted certain articles of the CC+R's that address issues relating to nightly rentals.
  - a) Article 8.1 states that the HOA is a single family community;
  - b) Article 8.1.2 address certain structures that are permitted within the HOA but states that they may not be used as primary residences;
  - c) Article 8.2.7 addresses owner occupied B-n-B's;
  - d) Article 10.1.1 addresses minimum square foot requirements for single family residences;
  
7. Vince Snowbarger stated that the concern about the Taylor's new building is not so much about the building itself, but rather, its intended use.
  
8. Bill Lindler noted that Article 10.1.5 provides that the Architectural Control Committee's approval is required as to how a building's use fits with the neighborhood.
  
9. There was some discussion about potential conflicts of interest involving previous Board members with regard to the Taylors' intention to use their newly constructed building for nightly rentals.
  
10. Vince Snowbarger suggested the following agenda for the upcoming Special Meeting:
  - a) Introduction of the Board with mention of their responsibilities;
  - b) Each board member will then introduce himself;
  - c) Vince will discuss the issues and set the stage for the membership discussion. Each member who wishes to address the meeting will be asked to identify themselves;
  - d) Depending on the progress of the meeting, Vince Snowbarger may hold a "Straw Vote" of those members in attendance;
  - e) The Board will attempt to get a sense of the membership's wishes as relates to the issue, i.e.- nightly rentals.
  
11. John Young stated that Ralph Lowry charged us \$550 for the work necessary to find and repair last week's water leak. The Board concurred that Mr. Lowry did a good job at a fair price and that we will use him again as needed.
  
12. Vince Snowbarger announced that, effective in April, Board meetings will be held regularly on the second Monday of each month.
  
13. Meeting adjourned at 7:30 PM.