



# DMCA BOARD MEETING

<b>Meeting Date</b>	August 23, 2021	<b>Meeting Time</b>	6:00 pm – 7:40 pm
<b>DMCA Board Attendees (minutes and financial report approval date):</b>			
<input checked="" type="checkbox"/> Tom Bennett (9/7/2021)	<input checked="" type="checkbox"/> Vince Snowbarger (8/27/2021)		
<input checked="" type="checkbox"/> Caroline McAndrews (8/26/2021)	<input checked="" type="checkbox"/> Gordon Mull (8/27/2021)		

Item #	Agenda Item Discussion and Result
1	<p><b>Financial Report</b></p> <ul style="list-style-type: none"> <li>The financial reports through the end of July were approved (pg. 3-4); Caroline made a motion to approve, Gordon seconded the motion, all approved.</li> <li>As of the meeting, all dues are current</li> <li>As of the meeting, there are no overdue water payments</li> </ul>
2	<p><b>ARC</b></p> <ul style="list-style-type: none"> <li>New or potential requests: <ul style="list-style-type: none"> <li>Lot 2 submitted ARC request for color change to the house and it was approved;</li> <li>Lot 2 is expected to submit ARC request for a modification to their deck.</li> </ul> </li> </ul>
3	<p><b>Water Team Update</b></p> <ul style="list-style-type: none"> <li>O&amp;M: <ul style="list-style-type: none"> <li>The repair of the pinhole leak that was on the west end of lot 40 resulted in damage to the owner’s lawn. A depressed area results in water pooling and flooding the area around the shut off valve. The lot 40 owner is repairing the area and expects the cost to be at or under \$500. Prior to the BOD meeting, Caroline made a motion to approve the expense, Gordon seconded and Vince approved.</li> <li>Loss of power to the DMCA water pump was discovered on 8/6/2021 and as a result, the water system drained below allowable pressure. A boil water advisory was given to each lot owner on the system and remained in place until testing confirmed the water was safe to consume, on 8/11/2021. San Miguel Power Association (SMPA) is providing a temporary fix until a new power line can be run to the pump house. <ul style="list-style-type: none"> <li><b>Status Update:</b> Caroline spoke with Eric Pottorff (970-209-3480) of SMPA regarding the final repair. SMPA intends to run a new line from the corner of Meadows Circle and CR 24, install a transformer outside the pumphouse and then re-terminate a new line to the pumphouse. The work is planned for the week of 8/30/2021.</li> </ul> </li> </ul> </li> <li>PVC Lifespan: At a previous meeting Gordon indicated the need for a pipe sample to determine a better PVC lifespan. Since no new water taps are expected to be installed in 2021, Gordon will work to get an estimate for obtaining a pipe sample from the DMCA distribution line. <ul style="list-style-type: none"> <li><b>Action: Gordon</b> to obtain an estimate for excavation, extraction of a distribution line pipe sample and subsequent repair, and testing of the sample for a life expectancy estimate.</li> </ul> </li> <li>Water Overage Charges: Vince shared information about the water rate structure for surrounding areas. After discussion, the board agreed that at this time, no change would be proposed on the DMCA water rate structure.</li> </ul>



Item #	Agenda Item Discussion and Result
4	<p><b>Other items</b></p> <ul style="list-style-type: none"><li>• Abandonment of old well easement – Since the old well was abandoned and properly plugged in 2020, there is no longer a need for the easement that runs across lots 13-20. The board agreed to identify the steps needed, working with our lawyer, to process the change to appropriate legal documents.<ul style="list-style-type: none"><li>○ <b>Action: Vince</b> will contact the DMCA law firm to determine the steps to abandon the easement that runs across lots 13-20.</li></ul></li><li>• Short-Term Rental status - The current Ouray County list of STR permits identifies LaCorte and Riggs as only DMCA lot owners with permits in 2021. There was some discussion on the accuracy of the list and Tom indicated he could get data to demonstrate the inaccuracy. If inaccurate, Vince can work with the Ouray County to correct the list. Additionally, Bill Lindler had questions about ARC rules and STRs. Tom indicated he would address Lindler’s questions<ul style="list-style-type: none"><li>○ <b>Action: Tom</b> to obtain a copy or permit number of another DMCA lot owner with a 2021 STR permit and address Bill Linlder’s questions on ARC rules and STRs.</li></ul></li><li>• STR Proposal – Through the years, some lot owners had questions regarding STR conducted within the Dallas Meadow Community. Caroline proposed a resolution that clarifies the relationship of the Ouray County STR rules to the DMCA CCD requirements. The proposal and subsequent resolution were approved. See pages 6-9.</li><li>• End of year picnic – It was decided that an annual picnic would not be held in part due to the surge in Covid cases.</li><li>• Filling Board vacancy – It was decided that no new BOD appointments would be made to backfill the vacancy created by Don Scholl’s departure.</li><li>• Debris Pile in Common Land - The indemnification coverage provided by the Ridgway Fire Department was determined by Vince to be adequate such that the RFD may conduct the burning of the debris pile in the common area. The status of the signed paperwork and the return of the paperwork to RFD is unknown.<ul style="list-style-type: none"><li>○ <b>Action: Vince or Tom</b> will follow-up with RFD to ensure the indemnification paperwork is complete and RFD has what it needs to schedule the burn.</li></ul></li></ul>



# DMCA BOARD MEETING

## Dallas Meadows Community Association Monthly Finance Report 7/30/2021

Operating Budget	Annual Budget	Actual YTD	Plan Difference	Comments
<b>Income</b>				
HOA Dues	\$73,965.00	\$39,715.00	(\$14,250.00)	Late: 32 as of 8/7/21
Tap Fees	\$0.00	\$0.00	\$0.00	Cost is \$7000/lot
Fines for Violations	\$0.00	\$0.00	\$0.00	
Collection Charges from Lawsuit	\$0.00	\$0.00	\$0.00	
Water Overage Payment	\$0.00	\$380.21	\$380.21	Outstanding = \$161 - Lots 3 & 32 are late
Transfer from Savings or Reserves	\$0.00	\$6,000.00	\$6,000.00	Xfer to pay taxes on Lot 21 Settlement
Other	\$0.00	\$143.28	\$143.28	SMPA Refund, Bank Payment Correct
<b>Total Income</b>	<b>\$73,965.00</b>	<b>\$66,238.49</b>	<b>(\$7,726.51)</b>	
<b>Expenses</b>				
<b>Utilities</b>				
Water Testing	\$3,000.00	\$244.60	\$2,755.40	
Water O&M	\$16,575.00	\$9,833.81	\$6,741.19	\$1046 for pipe repair
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$1,017.53	\$782.47	
Water Meter Reading	\$1,600.00	\$0.00	\$1,600.00	
<b>Administration</b>				
U. S. Post Office/Postage	\$300.00	\$0.00	\$300.00	
Office/Copy	\$150.00	\$69.99	\$80.01	
WEB Site	\$500.00	\$139.00	\$361.00	
Annual Meeting/Special Meeting	\$150.00	\$0.00	\$150.00	
Social (e.g., Yearly Picnic)	\$250.00	\$0.00	\$250.00	
Misc. (e.g., Associations, etc.) + Bank Error	\$500.00	\$209.00	\$291.00	HOA Leader, CO Reg, Bank Payment error
<b>Legal and Professional</b>				
Tax Prep/Audits/Fees	\$1,000.00	\$6,729.94	(\$5,729.94)	Paid tax to Fed and CO for Lot 21 funds
Attorney/Legal	\$2,000.00	\$555.00	\$1,445.00	
Audit	\$500.00	\$0.00	\$500.00	
<b>Insurance</b>				
Insurance	\$2,100.00	\$1,006.00	\$1,094.00	
Contingency	\$1,000.00	\$0.00	\$1,000.00	
Transfer to Savings/Reserves	\$42,435.00	\$25,000.00	\$17,435.00	Xfer to Reserves
<b>Total Expense</b>	<b>\$73,860.00</b>	<b>\$44,804.87</b>	<b>\$29,055.13</b>	
<b>Net Income</b>	<b>\$105.00</b>	<b>\$21,433.62</b>		

  

Capital or Reserve Planned Expenses	Expected	Actual	Difference
			\$0.00
			\$0.00
			\$0.00
			\$0.00
<b>Total Capital</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

  

Savings Account				
Balance forward from previous year: \$2043	Expected	Actual	Difference	
Input	\$0.00	\$0.12		
Expenses		\$0.00		
<b>Savings Balance</b>		<b>\$2,042.94</b>		

  

Reserve Account				
Balance forward from previous year: \$86817	Expected	Actual	Difference	
Input	\$0.00	\$25,005.14		Xfer from Checking
Expenses		\$6,000.00		Xfer to pay taxes on Lot 21 Settlement
<b>Reserve Balance</b>		<b>\$105,822.48</b>		



# DMCA BOARD MEETING

**SUMMARY TABLE OF CHECKING ACCOUNT**  
Data as of 7/30/2021

Monthly Checking Summary	Column Labels												
Row Labels	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Annual Meeting/Special Meeting													\$0.00
DR													\$0.00
AudR			\$0.00										
CR			\$0.00										
Contingency								\$0.00					
DR								\$0.00					
Credits: Electrical Refund, Other	\$63.28			\$0.00			\$80.00						
CR	\$63.28			\$0.00			\$80.00						
Dues	\$0.00		\$31,192.50	\$2,700.00	\$9,632.50	\$4,540.00	\$11,650.00						
CR	\$0.00		\$31,192.50	\$2,700.00	\$9,632.50	\$4,540.00	\$11,650.00						
Electrical - San Miguel	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55						
CR		\$0.00											
DR	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55						
Error: Bank processing							\$80.00						
DR							\$80.00						
Fine Payment								\$0.00					
CR								\$0.00					
Insurance		\$1,006.00					\$0.00						
DR		\$1,006.00					\$0.00						
Legal - Cannon			\$185.00	\$370.00						\$0.00			
DR			\$185.00	\$370.00						\$0.00			
Legal - Huffman							\$0.00						
DR							\$0.00						
Lot 21 Collection Payment					\$0.00								
CR					\$0.00								
Misc. (e.g., HOA Leader, Associations, etc.)				\$129.00				\$0.00					
DR				\$129.00				\$0.00					
Office/Copy				\$69.99					\$0.00				
DR				\$69.99					\$0.00				
Social (e.g., Yearly Picnic)												\$0.00	
DR												\$0.00	
Tap Fee										\$0.00			
CR										\$0.00			
Tax Prep/Audits/Fees			\$6,729.94									\$0.00	
DR			\$6,729.94									\$0.00	
Transfer of Funds from/to Savings or Reserves	\$0.00	\$6,000.00				\$25,000.00		\$0.00					
CR		\$6,000.00				\$25,000.00		\$0.00					
DR	\$0.00												
U. S. Post Office/Postage						\$25,000.00							\$0.00
DR						\$25,000.00							\$0.00
Water Meter Read	\$0.00												
DR	\$0.00												
Water O&M	\$1,146.75	\$195.00	\$1,603.37	\$1,714.00	\$1,147.15	\$2,797.21	\$1,230.33						\$0.00
DR	\$1,146.75	\$195.00	\$1,603.37	\$1,714.00	\$1,147.15	\$2,797.21	\$1,230.33						\$0.00
Water Overage Payment						\$11.98	\$368.23						
CR						\$11.98	\$368.23						
Water System Capital/Reserves						\$0.00							
DR						\$0.00							
Water Test				\$164.60			\$80.00						
DR				\$164.60			\$80.00						
Web Services				\$139.00			\$0.00						
DR				\$139.00			\$0.00						

START OF YEAR BALANCE:	\$8,571.50		
Monthly Cash Flow	Income	Expenses	Ck Balance
January	\$63.28	\$1,258.96	\$7,375.82
February	\$6,000.00	\$1,333.09	\$12,042.73
March	\$31,192.50	\$8,710.63	\$34,524.60
April	\$2,700.00	\$2,726.20	\$34,498.40
May	\$9,632.50	\$1,275.69	\$42,855.21
June	\$4,551.98	\$27,932.42	\$19,474.77
July	\$12,098.23	\$1,567.88	\$30,005.12
August	\$0.00	\$0.00	\$30,005.12
September	\$0.00	\$0.00	\$30,005.12
October	\$0.00	\$0.00	\$30,005.12
November	\$0.00	\$0.00	\$30,005.12
December	\$0.00	\$0.00	\$30,005.12



## DMCA BOARD MEETING

No. (yr-mn-#)	Action(s)	Due Date	Status
20-05-01	<p><b>Caroline</b> to draft a BOD resolution regarding STRs.</p> <p><b>Status Update:</b> A BOD resolution was approved at the August 2021 BOD meeting.</p>	<del>11/20/2020</del> <del>4/20/2021</del> <del>6/01/2021</del> <b>9/1/2021</b>	Complete
21-03-02	<p><b>Gordon</b> will reach out to engineering companies to obtain a SOW and cost estimate to obtain a life expectancy analysis of the DMCA distribution piping system.</p> <p><b>Status Update:</b> This action is combined with 21-08-01</p>	<del>4/12/2021</del> <del>6/14/2021</del> <b>8/9/2021</b>	Superseded by 21-08-01
21-07-01	<b>Tom</b> to outreach to lot owners to coordinate pipe collection once cut-out to install the meter.	<b>8/9/2021</b>	Complete
21-07-02	<b>Vince</b> to investigate the water rate structure for minimally Ridgway and Tri-County and compare to DMCA's rates.	<b>8/9/2021</b>	Complete
21-07-03	<p><b>Vince</b> will review for adequacy the Ridgway Fire Department liability &amp; indemnification coverage for conducting the debris burn in the common area.</p> <p><b>Status Update:</b> <b>Vince or Tom</b> will follow-up with RFD to ensure the indemnification paperwork is complete and RFD has what it needs to schedule the burn.</p>	<del>8/9/2021</del> <b>9/13/2021</b>	
21-08-01	<b>Gordon</b> will obtain an estimate for excavation, extraction of a distribution line pipe sample and subsequent repair, and testing of the sample for a life expectancy estimate.	<b>9/13/2021</b>	
21-08-02	<b>Vince</b> will contact the DMCA law firm to determine the steps to abandon the easement that runs across lots 13-20.	<b>9/13/2021</b>	
21-08-03	<b>Tom</b> to obtain a copy or permit number of another DMCA lot owner with a 2021 STR permit and address Bill Linlder's questions on ARC rules and STRs.	<b>9/13/2021</b>	

## PROPOSED SHORT-TERM RENTAL RESOLUTION

<b>PROPOSAL:</b> Motion to adopt a short-term rental policy (page 8-9) that enhances the Common Interest Community Declaration (CCD) of the Dallas Meadows Community Association.																					
<b>Made by:</b> Caroline McAndrews	<b>Seconded by:</b> Tom Bennett																				
<b>DECISION:</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Yay</td> <td style="width: 10%; text-align: center;">Nay</td> <td style="width: 80%;"></td> </tr> <tr> <td style="text-align: center;">__<input checked="" type="checkbox"/></td> <td style="text-align: center;">__<input type="checkbox"/></td> <td></td> <td>Tom Bennett</td> </tr> <tr> <td style="text-align: center;">__<input checked="" type="checkbox"/></td> <td style="text-align: center;">__<input type="checkbox"/></td> <td></td> <td>Caroline McAndrews</td> </tr> <tr> <td style="text-align: center;">__<input checked="" type="checkbox"/></td> <td style="text-align: center;">__<input type="checkbox"/></td> <td></td> <td>Gordon Mull</td> </tr> <tr> <td style="text-align: center;">__<input checked="" type="checkbox"/></td> <td style="text-align: center;">__<input type="checkbox"/></td> <td></td> <td>Vince Snowbarger</td> </tr> </table>			Yay	Nay		__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Tom Bennett	__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Caroline McAndrews	__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Gordon Mull	__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Vince Snowbarger
	Yay	Nay																			
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__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Gordon Mull																		
__ <input checked="" type="checkbox"/>	__ <input type="checkbox"/>		Vince Snowbarger																		
<b>APPLICABLE RENTAL AND BUSINESS REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>• Subset of DMCA CCDs Section 8 -                     <ul style="list-style-type: none"> <li>○ § 8.1.1 Each Lot is intended for residential single family use, whether occupied by the Owner or as a rental, and accessory uses as permitted herein. No more than three (3) separate structures shall be permitted on any Lot and only one (1) of these shall be designated as the primary residence. At a minimum, all permitted uses shall comply with Ouray County Zoning Regulations.</li> <li>○ § 8.2 Prohibited Uses. The following uses shall be prohibited for all Lots:</li> <li>○ § 8.2.5 No home occupation and/or home business as defined by Ouray County is permitted with the exception that home professional pursuits without employees, public visits, or non-residential storage, mail or other use of a Lot. No industry, business, trade or commercial activities, other than described above, shall be conducted, maintained or permitted in any part of any Lot. Any other transient, hotel or motel purposes shall be strictly prohibited.</li> <li>○ § 8.2.7 "Owner occupied" rentals are the only nightly rentals that will be allowed. All other rentals shall be for a term of six (6) months or longer. For purposes of this section only, an "Owner occupied" rental is a rental in which at least one Lot Owner, or the Owner of a majority of shares or membership interests of a Lot Owner, or the Trustee of a Lot Owner resides in the residence of that Lot that is being rented.</li> <li>○ § 8.4.1 All leases and rental agreements shall be in writing, and shall be provided to the Board of Directors of the Association and shall be subject to the requirements of the Association.</li> <li>○ § 8.4.2 All leases of a Lot Owner shall include the following provisions: the tenant will recognize and attorn to the Association, solely for the purpose of having the power to enforce a violation of the provisions of the Declarations and/or Bylaws against the tenant, provided the Association gives the Owner of such leased Lot notice of the Association's intent to enforce and a reasonable opportunity to cure the violation directly prior to the commencement of an enforcement action.</li> <li>○ § 8.4.3 Owners are required to deliver to the Association an agreement prepared by the Association wherein all tenants acknowledge they have read and are familiar with all the policies, resolutions, procedures, rules, regulations or guidelines of the Association and acknowledge they are bound by such. No such agreement shall be necessary for enforcement of the Declaration or other policies against Owner or tenant.</li> </ul> </li> </ul>																					

- 8.5 Tenants Bound. Owners are required to deliver to the President an agreement prepared by the Association wherein all tenants acknowledge they have read and are familiar with all policies, resolutions, procedures, rules, regulations or guidelines of the Association and acknowledge they are bound by such.
- Ouray County Requirements
  - As per Ouray County regulations, all property owners currently engaging in, or desiring to engage in, the short-term rental of a legal residence in unincorporated Ouray County must first apply for a Short-Term Rental Permit from the Ouray County Land Use Department.
  - The latest update by the County Commissioners of the regulations affecting short-term rentals is found in Ordinance No. 2018-003 (effective as of 1/5/19) and can be viewed here: [Ordinance-2018-003-STR-Regulations---EFFECTIVE-JAN-5-2019 \(ouraycountyco.gov\)](https://www.ouraycountyco.gov/ordinance-2018-003-str-regulations---effective-jan-5-2019)
    - § 8 requires the Lot Owner to “...notify the HOA of the application to the County for a Short Term Rental Permit.”
    - § 9 states many requirements that the Lot Owner must evaluate regarding the suitability of a STR in a community.

**PROPOSED RESOLUTION:**

Resolution  
Dallas Meadows Community Association  
Resolution Number 2021-001

Short-Term Rentals within the Dallas Meadows Community

Whereas, Article V Section 2 of the Bylaws of the Dallas Meadows Community Association, Inc. ("Bylaws") assigns the Board of Directors ("Board") all powers and duties specified by the Colorado Revised Non-Profit Corporation Act, unless limited by the Declaration or Articles of Incorporation;

Whereas, the Common Interest Community Declaration of the Dallas Meadows Community Association (CCD-DMCA) provides the requirements for nightly rentals (referred to as "short-term rentals, STR) and Lot Owners must also conform to Ouray regulations.

Whereas, there is a need to adopt a clarifying policy regarding short-term rentals within the Dallas Meadows Community;

Whereas, this policy regarding short-term rentals is applicable to all lot owners of the Dallas Meadows Community Association ("DMCA");

Now therefore be it resolved, that the Board hereby adopts the following short-term rental requirements:

- Lot Owners that conduct STR, in addition to meeting the requirements of section 8 of the CCDs (see page 2 for excerpts), shall submit annually, prior to the beginning of the rental year:
  - A copy of the STR permit;
  - The plan to address any potential impacts to the neighborhood, including but not necessarily limited to, offensive noise, parking, demonstration that vehicle traffic to and from the property will not create hazards (e.g., speed limit adherence to 20 mph) or nuisance, and trash management and disposal. All parking for renters must be located off-street and not within any public right-of-way, including the right-of-way for county roads.

IN WITNESS HEREOF, the Board of Directors has adopted this RESOLUTION this 23<sup>rd</sup> day of August, 2021.

\_\_\_\_\_  
Vince Snowbarger, DMCA President

\_\_\_\_\_  
Gordon Mull, DMCA Secretary



## Background Information

- Subset of DMCA CCDs Section 8 -
  - § 8.1.1 Each Lot is intended for residential single family use, whether occupied by the Owner or as a rental, and accessory uses as permitted herein. No more than three (3) separate structures shall be permitted on any Lot and only one (1) of these shall be designated as the primary residence. At a minimum, all permitted uses shall comply with Ouray County Zoning Regulations.
  - § 8.2 Prohibited Uses. The following uses shall be prohibited for all Lots:
  - § 8.2.5 No home occupation and/or home business as defined by Ouray County is permitted with the exception that home professional pursuits without employees, public visits, or non-residential storage, mail or other use of a Lot. No industry, business, trade or commercial activities, other than described above, shall be conducted, maintained or permitted in any part of any Lot. Any other transient, hotel or motel purposes shall be strictly prohibited.
  - § 8.2.7 "Owner occupied" rentals are the only nightly rentals that will be allowed. All other rentals shall be for a term of six (6) months or longer. For purposes of this section only, an "Owner occupied" rental is a rental in which at least one Lot Owner, or the Owner of a majority of shares or membership interests of a Lot Owner, or the Trustee of a Lot Owner resides in the residence of that Lot that is being rented.
  - § 8.4.1 All leases and rental agreements shall be in writing, and shall be provided to the Board of Directors of the Association and shall be subject to the requirements of the Association.
  - § 8.4.2 All leases of a Lot Owner shall include the following provisions: the tenant will recognize and attorn to the Association, solely for the purpose of having the power to enforce a violation of the provisions of the Declarations and/or Bylaws against the tenant, provided the Association gives the Owner of such leased Lot notice of the Association's intent to enforce and a reasonable opportunity to cure the violation directly prior to the commencement of an enforcement action.
  - § 8.4.3 Owners are required to deliver to the Association an agreement prepared by the Association wherein all tenants acknowledge they have read and are familiar with all the policies, resolutions, procedures, rules, regulations or guidelines of the Association and acknowledge they are bound by such. No such agreement shall be necessary for enforcement of the Declaration or other policies against Owner or tenant.
  - 8.5 Tenants Bound. Owners are required to deliver to the President an agreement prepared by the Association wherein all tenants acknowledge they have read and are familiar with all policies, resolutions, procedures, rules, regulations or guidelines of the Association and acknowledge they are bound by such.
- Ouray County Requirements
  - As per Ouray County regulations, all property owners currently engaging in, or desiring to engage in, the short-term rental of a legal residence in unincorporated Ouray County must first apply for a Short-Term Rental Permit from the Ouray County Land Use Department.
  - The latest update by the County Commissioners of the regulations affecting short-term rentals is found in Ordinance No. 2018-003 (effective as of 1/5/19) and can be viewed here: [Ordinance-2018-003-STR-Regulations---EFFECTIVE-JAN-5-2019 \(ouraycountyco.gov\)](https://www.ouraycountyco.gov/ordinance-2018-003-str-regulations---effective-jan-5-2019)
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