**Last Dollar PUD – Annual Board Meeting**

**February 7th, 2023 at 5:30 pm, MST**

**Location of Meeting Administrator: 125 W. Pacific Ave. Unit B1**

**VIA Zoom**

**Roll Call**

|  |  |
| --- | --- |
| **Board Members Present:** | **Members Present:** |
| Doug Tueller, Vice President | Bill de Alva |
| Brittany Perrot | Suzie Mead |
| Tingate Jue, Secretary | Debbie Wilson |
| Pete Wagner, President | Larry Hopkins |
| Denise Traylor, Treasurer | Kathleen Lopiccolo |
|  | Kyle Bodmer |
|  | Jack Thompson |
|  | Robin Kamin |
|  | Patrick Drew |
|  | **Others Present:** |
|  | Scott Benge, Telluride Consulting, LLC. |

**Call to Order** **and Determination of Quorum**

Doug Tueller called the meeting to order at 5:38PM. A quorum was met with 4 of the 5 Board members present.

**Approval of Minutes for November 3rd, 2022 Meeting**

**MOTION** to approve the meeting minutes from November 3rd, 2022. **SECONDED**. Motion **PASSED** unanimously.

**Additions/Changes to the Agenda**

Signage was added to the agenda.

**Election of Officers**

Brittany Perrot **NOMINATED** Tingate Jue as Secretary, Pete Wagner as President, Doug Tueller as Vice President and Denise Traylor as Treasurer. Unanimously

**APPROVED**.

**New Website**

Robin Kamin raised the question of the availability of the CC& R’s and PUD’s. The previous website, **Lastdollarpud.com** is still accessible and has the CC&R’s and PUD’s listed on the website. A draft of the new website has been created. The goal is to have the new website up in the next few weeks. **ACTION ITEM**: Scott Benge asked for the ownership to send any high-definition pictures or videos of the neighborhood and homes to Telluride Consulting so that they can be used for the landing page.

**Short Term Rental Policy & Declaration Amendment**

Tingate Jue raised a question about the past history of rentals. Discussion ensued. Kathleen Lopiccolo sated she has had Short Term Rentals (STR’s) for 7yrs with Air B&B and that STR’s have not been an issue so far. Kathleen has rented a maximum of 90 days which was approximately 20 -25 reservations in one year. Kyle Bodmer stated he has also had about 25 reservations for a total of 100 days per year.

Doug Tueller stated that the ability to have short term rentals can be decided upon by the community. He stated that he hopes the community can come to agreement on the ability to have Short Term Rentals (STR’s). One idea is to restrict the number of rentals per year, a system would need to be put into place in order to do that. This may be something Telluride Consulting can do for an additional fee.

One of the biggest concerns that has been brought to the Board’s attention, is the impact on the Water Treatment Plant and the Sewer system. Bill de Alva stated that he believes the impact on the Water Treatment Plant and Sewer system should be able to be mitigated by proper communication with the guests and current owners. Bill stated that only a permitted amount of water can be used. There is a possibility of a general increase in water usage with STR’s that could exceed what the plant is permitted to use. Bill’s concern is that something as simple as a toilet running could put the usage above the permitted usage amount. Patrick Drew agreed with Bill de Alva that increased usage by STR’s could impact the Water Treatment Plant. There was an impact during the Holidays causing the screens to get clogged. He believes that the impact of STR’s should not greatly affect the usage, but education of the water and sewer system is imperative.

Kyle Bodmor offered data he collected from his home which is used partially as a residence and partially as an STR in the winter. Kyle calculated that his property sits empty for about ¼ of the year. Kyle stated that when purchasing the property there were multiple leaks in the residence including two toilets that were running. Kyle believes the impact of his occupancy and the STR’s is less than the impact of the previous long- term renters. He has calculated a 76 % occupancy rate with 2.5 people per stay for the year. Kyle also stated the proximity to town changes the demographic of the renters. These demographics separate Last Dollar from the STR’s in The Town of Telluride. Kyle believes restricting STR’s creates a deed restriction for use of property and could potentially impact the sale of a property. Doug Tueller stated that creating a rule that does not allow STR’s does not create a deed restriction and the impact on potential sales is arguable.

Suzie Mead representing Last Dollar Condos stated that STR’s are an issue they have been dealing with. Suzie stated that they have been trying to implement some rules around STR’s. Suzie stated that there have been issues around monitoring the number of rentals per year, because they do not have a record keeping system in place and that the owners haven’t properly notified her so far about their STR stays. Suzie stated that it is unclear whether dogs should be allowed, and that parking may be an issue, but hasn’t been decided upon in the Rules and Regulations. Suzie stated that the trash is a concern.

Debbie Wilson suggested a disclosure be presented to the Title Company as a part of the HOA letter. She suggested a welcome packet and a STR packet to be distributed to renters. She suggested that if owners are going to rent their homes, they would need to provide proof of insurance and proof the owners are providing the handbook to their renters.

There is a consensus is that a closing packet is necessary as well as a rule’s handbook.

Kathleen Lopiccolo wanted to address the plumbing issue and how she implements her house rules for her STR’s. Kathleen stated that she has a house rule book. There is a section specifically on plumbing. Kathleen read her excerpt from her house rule book. The ownership agreed that it was well written. **ACTION ITEM**: Kathleen Lopiccolo will distribute her handbook to the ownership upon request. Kathleen stated that her clientele is of a good nature. Kathleen no longer allows dogs.

Jack Thomson stated that he liked the drafted discussions that were distributed. Jack stated that he would not have STR’s, he is part of the community and it could go either way but that is beside the point. Jack would like to see a 30 day or more policy. Jack stated that the drafted discussions do limit the number of days that an owner can rent, but he feels that there should be a regulation on capacity so that 20 people cannot be in one residence or have 5 or 7 cars. Jack stated he does not believe that deed restrictions diminish the value of the home. He believes that owners are looking for restrictions.

Debbie Wilson stated that an HOA controls dwellings and everything surrounding it. Debbie stated that this is a PUD to be controlled. Debbie stated that Last Dollar is a PUD and cannot control the houses. A PUD covers Public Spaces, Utilities and the Roads, and to extent the Owners are impacting the PUD, can be regulated. The owners collectively own the roads and utilities and that is to be protected.

Doug Tueller stated that he agrees, regulations regarding your mother in-law not being able to stay more than 24 hours, cannot be regulated. Doug stated that the community can regulate STR’s. Doug agrees with Jack Thompson’s statement that these regulations will not create a deed restriction. Doug stated that if regulations are in place, then it may be necessary to have some sort of regulatory authority. He stated that insurance may be necessary for damages. Doug stated that there may be insurance from businesses like Air B&B. Doug stated that the issue Jack Thompson presented about regulating the amount of people allowed in a dwelling, is a slippery slope. It is unclear how that could be regulated based on the difference sizes of the properties.

There was discussion that STR’s and LTR’s should be held to the Rules and Regulations as well as a new handbook to ensure all Owner’s, tenants and guests are aware of the plumbing and other items discussed in this meeting.

Robin Kamin stated she is uncertain how many restrictions there should be.

Brittany Perrot stated she sees both sides of the STR discussion but so far there have not been any issues with the current STR’s. Brittany stated that she believes this is a great time to talk about STR’s as there may be more impact in the future. Brittany stated that the people who are using their properties for STR’s are doing it well. Brittany stated that the reason for this conversation has been started is because the sale of the Condo’s and their STR intentions.

Larry Hopkins stated that he is opposed to anything that it would make it more difficult to LTR. Larry does not want to see these new Rules and Regulations control LTR’s. Larry has been leasing his 2 apartments where he pays ADU on both of his apartments.

The suggestions in the meeting have been noted and has given the Board direction. The Board will have Anna draft documents, they will be sent out to the ownership for further input and then a vote would be taken.

**Snow Removal**

Larry Hopkins drafted a list of protocols for snow removal. The protocols have been distributed to the Board and will also be distributed to the ownership.

**New Business**

**Fiber Optics**

Deeply Digital is scheduled to come into the neighborhood in the Spring to get the Fiber Optics Internet infrastructure in place. A grant is covering the infrastructure costs. Owners are responsible to pay for the internet to be hooked up to their homes. Not all home owners have to hook up to the new Fiber Optics Internet.

**Signage**

Larry Hopkins stated that he believes a sign needs to be placed warning drivers that AWD, 4WD or chains are needed in the winter. Suzie Mead proposed a sign stating that uphill drivers have the Right of Way. The Board will draft potential signs and present to the ownership for feedback.

**Genesee Update**

Pete Wagner stated that the Board suggested a traffic study to Lance Waring with the Regional Transportation Board. Lance Waring has been working on the traffic study and communicating with CDOT to propose turning lanes among other options.

**Adjournment**

**MOTION** to adjourn the meeting by Tingate Jue. Motion **PASSED** unanimously.