

Braddock Hill Property Owners Association
Board of Directors
Special Meeting
February 17, 2020

A special meeting of the Braddock Hill Board of Directors was called by president Fred Menzer having more than 3 days' notice as referenced in the POA bylaws. It was held at 832 Highfield Trail, Breckenridge, CO, 80424. Present at the meeting were Fred Menzer, Barbara Calvin, Jim Ross, Alan Evans and calling in to the meeting was Pat DePole. Since all members were participating, a quorum was clearly present. The meeting was called to order at 7:00PM.

1. Jim Ross provided an overview of his meeting participation with representatives of the Town of Breckenridge, representatives of other POAs, representatives of several property rental management companies, and other interested parties. The meeting was called by the town to collect input on a proposal to increase rental property occupancy limits. The Town's current occupancy limit is related to the number of bedrooms of the rental property. The formula is 2 persons per bedroom plus 4, or the 2+4 limit for short. There are proposals to dramatically increase allowable occupancy numbers for homes over a certain size. Current discussion is >4000 sq. ft.
2. Next Jim related some of his verbal and email communications with other POAs. These POAs are governed by their individual POA formation documents and directives therein to maintain a natural and pristine character of the POA for the enjoyment of its residents. They without exception are not in favor of the rental occupancy limit increase. These POA boards are researching options and developing positions and mandates to limit any increase proposal. One enforcement vehicle being discussed and developed by the other POAs are two draft documents titled Good Neighbor Policy, Rules and Enforcement and also Good Neighbor Rules for Rental Tenants.
3. The board discussed the possible limit increase and potential resulting negative impacts on such things as parking on the street, traffic, noise, dogs, litter, trash collections, etc. Also discussed was the current town thoughts that contemplated changes would only affect rental homes greater than 4000 sq.ft.in size. Of the current 4 short term rental properties on Braddock Hill, only one is greater than 4,000 sq. ft. and would be eligible for the increased guest allowance. The board was unanimous in its desire to establish and enforce an occupancy limit of 2+4.
4. The Braddock Hill formation documents were reviewed and discussed. It was determined that both the Articles of Incorporation as well as the Declarations of Land Use Restrictions provide the board with the power to establish rules and regulations.
5. Following the discussions, two motions were introduced and voted on:
 - a. Barbara moved and Alan seconded that our board participate with the other boards to refine the Good Neighbor documents and adopt them for Braddock Hill. Our board will not aggressively publish those but be passive and have those in the event they are needed in the future in the event there are tenant abusers of the rules. The motion was unanimously approved. The board will have to

formally approve those policies upon review and acceptance of the final draft documents.

- b. Alan moved and Jim seconded that short-term occupancy limits for Braddock Hill POA be capped at the 2+4 rate. The motion was unanimously approved.
 - c. Both of these items will become established rules and an attorney will be consulted for the proper language and format.
6. It was recommended that Fred develop a communication plan with the town and determine how the town and interested public learn of the 2+4 cap.
 7. Additionally, with regard to rental tenants and other visitors alike, Barbara suggested that the board evaluate establishing one or more dog waste stations and how these stations can be maintained.
 8. There being no further business, the meeting was adjourned at 9:00PM.

Respectfully,
Fred Menzer