

Highlands at Breckenridge Property Owner's Association
Board Meeting

January 16th 2020 3:50pm

Board Members in Attendance:

-In Person:

Jim Brook
Jim Trisler
Russ Trowbridge

-Via Speaker Phone

Elaine Collins
Andrea Kreeger

-Special Committee members:

Gretchen Dudney
Lisa Stone

-DRB member

Denny Phelps

Discussion

Discussion opened with Russ Trowbridge's overview of the special committee's progress regarding editing and or updating outdated language in the articles of the POA rules and Regulations.

Three main areas of focus include:

- 1) Requiring a "good neighbor" policy in order to encourage and maintain quiet, respectful, community based enjoyment of our residential neighborhood.
- 2) Reviewing and refining selected elements of the Design Review Guidelines (DRG).
- 3) Reviewing suggestions made by home owners Doug and Saron Baron.

Following discussions included concerns about short-term rental policies and viable enforcement, as well as good neighbor behavior and how to regulate and enforce such behaviors. Parking and over capacity concerns were raised in the context of both short term rental and abundance of temporary guests outside the normal holiday seasonal guests. Specifically parking concerns centered around where to store excess vehicles and for what period of time may be acceptable. Some discussion raised was the matter whether or not to ban short-term rentals altogether in the neighborhood and whether it is beneficial to us as homeowners and if it is in fact legal to do so (declarations section 11). A common thread throughout these discussions was how to regulate, who is to and how to enforce policies, and what consequences may arise based on non compliance or repeat offenders.

Suggestions moving forward include contacting rental management companies to make sure they have and present our newest rental regulations, obtaining a list of registered rental properties, and meeting with Alpine edge to discuss and firm up their roles and responsibility of action and reinforcement of policies. Another suggestion included timely action on inappropriate or offensive behaviors after hours. Documentation and action must be taken ie; contact dispatch for a formal complaint on the record POA suspend short-term privileges from home owners or managers who repeatedly do not comply with good neighbor policies.

Also discussed : Dark sky compliance rules, old and new, questions asked; is this redundant, enforceable, can regulations be incorporated? Other Town of Breckenridge Regulations were raised and how they relate, support and may reinforce our POA policies ie; Parking on town streets, rental capacity vs large home square footage, as well as noise pollution.

Discussions led to an informal consensus on the following points of action:

1)Committee shall draft specific proposal for a summary of our DRG in principle, to be inserted at the beginning of the DRG.

2) Committee will meet with members of the Highlands Park POA Board to learn more of their experience with their "Good Neighbor Policy" and enforcement practices, and will also meet with our POA Manager Alpine Edge to discuss Alpine's role and its suggestions. Areas of focus to include timely relief from urgent conditions, due process, education of all parties, fine waivers in early stages, and temporary loss of rental privilege for persistent violators.

3) Committee will obtain from Town of Breckenridge a detailed list of properties in our POA that are registered for rental, and establish a process to maintain that list accurate and current for use by our POA and its Manager. Understood POA may incur a reasonable cost.

4) No action will be pursued at this time as to the possibility of amending the Declarations (mainly section 11) to partially curtail extremely short rental periods.

5) Consideration will be given to limiting occupancy (Town may be setting limits) and monitoring advertising as to capacity of each rental property.

Action goals were tentatively set for Mid February.

Meeting adjourned at 5:10 pm.