



PMCPOA Governing Documents Committee

Meeting Minutes of December 1, 2018

Present: Patrice Stimpson, Connie Baldin, Finn Myggen, Bill Lewis II, and John Cantley (Board Liaison). Not present: Lee Krimm, Alicia Canton. Guests: Karin Shulman, Peggy Hoyt-Voelker, Bryan Skelly, Patric Hedlund, Joel Dorfman, Gayle Dorfman, Anthony Zeigler, Kimberly Ziegler, Aaron Prichard, Patience Prichard, Chris Deitz, G. Bruce Smith, Carolyn Gilbert, Jeff Mowry, Loretta Parrish, Lloyd Parrish, Irma Lacava, Tony Lacava, Cam Acosta, Laura Williams, Keith Lowther, Lis Marcheses, David Bridson, Dana Harris, Ashley Gilliam, Jonathan Gilliam, David Stenstgrom, Debra Manoogian. (The guests listed are based on the sign in sheet and may not include all members who attended.)

A. The meeting was called to order by Vice Chair Patrice Stimpson at 9:00 am. A motion by Connie Baldin, seconded by Finn Myggen, to approve the minutes from November 3, 2018, was approved unanimously.

B. The following were reviewed;

1. **Business Policy E-28** (Restaurant Budget Calculation). This proposed policy was submitted to address the intent of the “fiscal responsibility” bylaw (10.11) that was previously recommended to be deleted. The policy was approved as submitted for recommendation to the Board with one member in opposition.
2. **Bylaw 5.06** (Bylaw amendments by members). This bylaw was returned to the committee by the Board to re-address the deadline date for submission and address the date for Board approval to place an amendment on ballot. The February and March deadlines were discussed as well as the Board approval date. The bylaw containing the February deadline and Board deadline was approved for recommendation to the Board with one member in opposition.
3. **Business Policy A-10** (Membership carding). Discussion held. Some key concerns involved;
 - (a) Distinction between “yearly guest cards” for residents and short term renters
 - (b) Number of cards for guests of a member
 - (c) Number of guest cards per lot
 - (d) Application process to obtain cards to include valid I.D.
 - (e) Time commitment of staff involved with processing requests for cards and issuanceThe policy changes were approved unanimously for recommendation to the Board.
4. **Short Term Rentals** (Article 22). A lengthy discussion was held by committee members and guests related to both short term rentals (STR) and long term rentals while reviewing the “draft version” of a policy. The proposed bylaw (3.07) pertaining to rentals was deleted. Sections not deleted within the article draft do not necessarily confirm approval and were left were later discussion. The following represents some of the concerns, questions, and recommendations by those in attendance;
 - (a) Can an owner be prohibited from renting their property if they are not a PMCPOA member in good standing?
 - (b) Recommendation to have a permit process (with fee) for STR’s and registration process for long term rentals.
 - (c) Can credit cards be legally held on file if required as part of a permit or registration process and later charged against for PMCPOA rules violations or damages to association property?

- (d) Recommendation to have separation of STR's and long term rentals for clear distinction where necessary and definitions.
- (e) Several deletions within draft to eliminate references to insurance, liability and indemnification.
- (f) Recommendation to impose "suspension" of rental privileges for a designated time period (6 months to one year) should a property have 3 or 4 sustained violations resulting in fines from the Board within a designated time period. Can this occur legally? Should it be clearly stated with permit/registration process?
- (g) Recommendation to create an oversight committee of "property owners and managers" of rental properties to provide input and insure consistency and compliance with any rules or regulations pertaining to rentals within PMCPOA, to possibly include; the policing and reporting of misconduct and violations to Airbnb, VRBO, etc., and providing training and/or resources to current and potential owners.
- (h) Concerns expressed regarding the amount of the additional PMCPOA staff time that might be required to monitor the potential rental permits, registrations, oversight, etc., and monetary reimbursements.
- (i) Concerns about parking on properties and legal restrictions if any on limiting the number of people that may occupy a single-family residence.

- C. Each of the four (4) documents reviewed will be forwarded to each committee member to allow for further review and retention.
- D. The next meeting is scheduled for Saturday, January 5, 2019, 9:00 am, in the Pool Pavilion.
- E. A motion by Finn Myggen, seconded by Bill Lewis II, to adjourn the meeting at 11:29 am was approved unanimously.

Recorded by Bill Lewis II, Secretary