



## PMCPOA Governing Documents Committee

Meeting Minutes of February 2, 2019

Present: Patrice Stimpson, Connie Baldin, Finn Myggen, and Bill Lewis II. Not present: Lee Krimm, Alicia Canton, John Cantley (Board Liaison). Guests: Grace Wollemann, Roy Samuelson, Shirin Murphy, Carolyn Gilbert, Chris Dietz, Jennifer Emett, Polly Kay, Toni Devereaux, and Jennifer Carruthers.

- A. The meeting was called to order by Vice Chair Patrice Stimpson at 9:03 am.
- B. A motion by Connie Baldin, seconded by Bill Lewis II, to approve the minutes from January 5, 2019, was approved unanimously.
- C. Connie Baldin volunteered and was appointed as the committee's representative for the Election Committee.
- D. The following were reviewed;
  1. **Article 22** (proposed Association Rule regarding "Rentals"). A discussion was held and the proposed draft was reviewed with consideration to the input from the Short Term Rental (STR) Task Force and guests present. Some specific topics;
    - a. "What information regarding STR tenants can be legally provided to PMCPOA" (such as names, contact phone numbers, and rental dates) was debated and it was recommended that a legal opinion should be obtained as well as research with Airbnb to determine applicability.
    - b. A permit fee amount was discussed and not included within the rule.
    - c. "Occupancy limits" was discussed with many opinions and views expressed. It was decided to leave original wording in the proposed rule (22.04) pending further research on Kern County (or California) rules or ordinances.
    - d. A "Community Services Guide" is a good recommendation but should not be included within the rule.
    - e. Not discussed, but still pending from January meeting; John Cantley will research the Governing Documents to see if potential violations pertaining to renters are only included within "Association Rules" or could be included within other governing documents.Three changes were made to the draft based on a consensus of the committee; 1) dates of arrival/departure added to 22.02, 2) "family members" changed to "guests" in 22.04, and 3) "on a single property" added to 22.05(c) and "short term tenants" deleted. The proposed rule will be forwarded to the Board for further action.
  3. **Business Policy A-16** (proposed policy regarding "Rentals"). No changes recommended. To be forwarded to the Board.
  4. **Property Rental Registration Form**. No changes recommended. To be forwarded to the Board.
  5. **Short-Term Rental Permit Application** (form). No changes recommended. To be forwarded to the General Manager and Board to address a permit fee amount.
  6. **Rule 3.08** (Service Animals). Approved changes for first paragraph to substitute "service animals required in support of a disability" for "certified medical aid and certified companion aid dogs" and eliminated second section proposed.

7. The following were tabled as the committee did not have sufficient background in support of the proposed changes or drafts; 1) Business Policy A-17, 2) Bylaw 11.03, 3) policy for budgeting a 30-day cash reserve, and 4) citation [issuance] business policy.
  8. A discussion was held about proposals being submitted to the committee without supporting documentation, name of the person(s) submitting new matters or proposed changes, and other information to assist the committee in their review of proposals. The process ideally should be similar to the A-2 form submitted to the Planning Committee when considering proposed projects. It was decided that Bill will submit a form to the committee intended to accompany any proposed changes or new matters to be considered to assist committee members in reviewing submissions.
- D. The next meeting is scheduled for Saturday, March 2, 2019, 9:00 am, in the Pool Pavilion.
- E. A motion by Finn Myggen, seconded by Connie Baldin, to adjourn the meeting at 11:22 am was approved unanimously.

Recorded by Bill Lewis II, Secretary