

Bylaws Committee Report
Meeting Date: April 19, 2022
Held via Zoom

Members Present: Tim Wheeler, Dave Rahn, Stan Dunlap, Mike Riley
Members Absent: None

Meeting came to order at 2:00 PM Mountain Time

- 1) New Business:
 - a) None
- 2) Old Business:
 1. Bylaws Follow-up:
 2. Stan briefed the Committee on several of the edits being performed by the Secretary based on the Board's most recent meeting. He also reviewed the timetable for distributing the most recent revised Bylaws copy to the Committee and Members and the current adoption schedule. The Committee was assured that the Articles/Sections that were previously identified needing input from the attorney have been considered in the recent edits.
 3. Rules Review
 - i) Stan shared the latest information on Short Term Rentals (STR). Key discussion points included:
 - (1) Identifying some additional edits in the STR documents.
 - (2) Agreeing that obtaining a written legal opinion of what the Association can and can't do, to manage STR's is prudent to protect the Association in the event of legal challenges that could originate from Members, Member's Agents or national STR Companies like VRBO etc. This opinion should at a minimum provide a legal basis to support that:
 - (a) STR's are a Commercial Business; and therefore any STR's are in violation of the CC&R's
 - (b) That "grandfathering" existing STR's is an acceptable practice given it has occurred for a long time.
 - (c) A legal review of Agreement terms embedded in forms being signed by the Association and its Members operating STR's and all Rental Agents, including national rental firm's.
 - ii) The Committee discussed that rules need to be developed and adopted to manage large group events occurring at STR's. Dave agreed to provide a working draft of Rules that might be used to govern them.
 - iii) Rule #1: The Committee reviewed the Detailed Job Descriptions. It concluded that the current versions contain both "Governing" duties and "Administrative" duties and that reorganizing the existing duties into a Governing group and an Administrative Group would be beneficial. Tim volunteered to do a first draft of this effort by the May 3 meeting.
 - iv) Rule #2: Following a conversation on why this Rule should be retained and why it should be deleted, it was agreed to look into technologies that would effectively

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allow Members access to the Board and protect, to the degree possible, the Board Member's privacy. Tim and Dave are resources for assisting the Secretary in this effort.

- v) Rule #3: Agreed to change the name of the Rule to "HOA Master Schedule" Also agreed to add some additional duties:
 - (1) September of each year after the river flow drops: Rearrange rocks in the bottom of the river and clean the irrigation ditch so that flow in them is maintained.
- vi) Rules #4-12: The Committee reviewed and edited these Rules. The edits are documented separately from this report.
- vii) The Committee identified additional Rules to be added when written and approved:
 - (1) Odd/Even Watering Days
 - (2) Water Use Limitations.
 - (3) Responsible parties for water and sewer line maintenance
 - (4) Architectural Approval Process

Meeting Adjourned at 2:40.

Next meeting is scheduled on Zoom for April 26 at 1:00 PM, Pacific; 2:00 PM Mountain and 4:00 PM Eastern.