



BOARD OF DIRECTORS MEETING  
**SNOWMASS HOMEOWNERS ASSOCIATION, INC.**

DECEMBER 5, 2019

MINUTES

DIRECTORS PRESENT: Joe Farrell, Jenny Cooper, Alex Loeffler, Stan Klauson, Jami Ferraro, Chris Klug, Gus Oliver, Roddy Rodgers, Worthe Holt via phone

OTHERS PRESENT: Legal counsel Paul Taddune, Fire Marshall John Mele, Donna Aiken

President Joe Farrell called the meeting to order at 8:30 a.m.

New Wildfire Ordinance: Fire Marshall John Mele gave a brief overview of the new Wildfire Ordinance that has passed first reading by the Town Council and will have a second reading and become law sometime in January. Basically the Ordinance addresses "hardened construction materials" to be used on new construction and bans any product that is not at least one hour fire resistant. It also addresses dead fuel removal on owners' properties. When asked what enforcement mechanisms will be used, John said the Fire Department will not be "brush cops" looking for infractions but there will be consequences if the law is not obeyed. These measures are still being discussed by the Town Council. The Board agreed it supported the adoption of the Ordinance. John did mention that our forests were changing from aspen to evergreen which will result in lots of fuel that will make the community more vulnerable so getting this Ordinance in place will help leverage possible fire danger.

Covenant Update Process: The Board continued its discussion on updating the outdated Covenants and perhaps adopting enforceable rules and regulations. Instituting a fine system was also discussed. One complaint heard over and over from owners was the use of off-site rental companies such Vrbo and ArBnB with no supervision on impacts such as noise, cars, occupancy, etc. Some Board members did not want to prohibit rentals of this nature altogether but develop a system to control occupancy. Noise could be handled at the police level. Paul said by amending governance policies, these issues could be mitigated.

After long discussion, Joe asked each Board member to review the Covenants and come up with a list of rules and regs to be reviewed and discussed at the next meeting.

There being no further business, the meeting was adjourned at 9:50 a.m.