

## 12/11/20 Zoom Meeting

Attending- Gunar Clem, Marilyn Mason, Mark Long, Rick Smith, Keri McIntyre, Rachel Durst, Mark Cheney

### Agenda Items

- I. Delay the annual meeting until late summer or early fall. Saturday in September?  
Seconded and approved.
- II. Gunar sent the budget out to the board. Gunar is to put in another \$500. Mark Long made the motion to approve the budget and Rachael seconded the motion. Approved unanimously
- III. Rachael put the work into AirBNB guidelines. This is to forestall any future problems like the ones we have had in the past. We got our list from an AirBNB down on the south side of the runway. Discussion on how to implement this as a policy rather than trying to amend the CCRS which is not realistically possible given our group of owners.
- IV. Rachael has a neighbor who is in the process of selling her home. Someone wants to buy it and rent it as an airBNB. Our intension is to be proactive. There needs to be rules. Ran it by the Bagwells who have a short term rental. If there are any complaints there should be penalties. A short term rental (STR) is referring to anything under 30 days. Mark thinks the board needs to meet with the attorney again so all board members have a good understanding of what the board can and cannot do under Washington law. At the same time specific questions on implementing the Airbnb proposal can be asked. The budget was amended by unanimous vote to add \$2000 for the attorney.
  - a. Mark said that those complaining need to do the ground work to establish infractions. If they are not investing their effort on pictures, police reports, etc. it is not up to the board to do the work.
  - b. Table this until early January to again review the proposal.
  - c. Put down your thoughts. Come up with specific intent and questions. Plan on an email discussion and another zoom call to discuss this if needed. Plan a zoom meeting with the attorney.
- V. Any other items? Mark will step down on January 1st and will remain available to brief the new chairman as needed. The new chairman will come from the existing board.
- VI. Plan on a zoom meeting in early January if it is necessary to revisit these issues.
- VII. Emergency preparedness in BRF – send ideas to Mark and he will put it in his letter.
- VIII. Ladies of Greywolf were to ring their doorbells at 6 pm on Christmas Eve...
- IX. Mark Long moved to adjourn, Rachel seconded. Meeting adjourned.