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September 22, 2017

Issue: Short-Term Rental / Amenity Task Force

Background:

Homeowners in Tahoe Donner should have the right to quiet and peaceful enjoyment of their homes as well as preservation of property values and neighborhood ambiance, whether full or part-time (“on” or “off” the hill), and whether they choose to rent their homes part-time or do not. During the last five years, properties listed on home sharing sites such as VRBO and Airbnb have become prevalent throughout the Tahoe region. In recent years an increasing number of Tahoe Donner residents have expressed concern regarding the impact that increasing guest count might have on the quality of life in Tahoe Donner. Many owners have found the current communication and enforcement standards ineffective for dealing with even basic issues like noise and parking and have requested the Board take concrete and immediate action.

The Board proposes to create the “Short-Term Rental and Amenity Use Task Force” to analyze the root cause of issues reported by many Members, determine the extent and type of problems faced, and to propose ways to address them in a manner that accounts for and reflects the interests of all home owners.

At this point, several homeowners, representing all interested groups (full time, part time, those who engage in short-term rentals and those who do not) have expressed a willingness and desire to be involved helping to explore and craft a solution; it is the goal of the Task Force to gather input from all interests and address potential solutions to the problems.

The Task Force will consist of 5 to 7 members who will guide the proceedings with a chairperson and two co-chairs taking the lead. The chairperson will help identify two co-chairs from the group to include at least one who rents their Tahoe Donner home, and the chair and co- chairs will identify the remaining members to reflect all interested groups (both renters, non-renters and “on” and “off” the hill), and who will approach the project with open minds and a view to reaching a consensus on the issues and solutions. Several subgroups will be formed in order to address particular needs and mission critical projects as part of the overall process. The contributions and input of the 45+ residents who have expressed interest will be sought as a sampling of the concerns and ideas for resolution that is representative of Tahoe Donner owners as a whole.

Below is a general outline of how the Task Force expects to proceed:

Recognizing that there is a real and immediate need in advance of winter 2018 to address immediate issues and to communicate and broadly educate both members and guests, the Task Force will first work to develop a set of proposals for Board consideration that are focused on compiling contact information from home owners who engage in rentals, and educating owners



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and their guests/renters about Truckee and Tahoe Donner rules regarding noise, parking, trash issues and related concerns. The goal will be the presentation to the Board by its November 2017 meeting of: (1) a process to insure that TD has a complete list of all STR properties along with complete primary contact information for each, (2) a simple one page list of key Town of Truckee and Tahoe Donner rules and regulations for use by owners and for provision to renters, and (3) presenting an efficient and effective means for Members to report and/or record perceived violations with the fair expectation that their issues will be timely resolved by the Owner, with a goal to resolving as many issues as possible promptly, informally and amicably.

In order to address more long-term revisions to existing rules affecting both STR's and Amenity access, the Task Force will next follow the approach outlined here:

First, the Task Force will gather additional input on the most wide-spread concerns arising from short-term rentals or other reported covenant violations, such as late-night noise and disturbance, overload on and access to amenities, parking and trash, and other issues—whether related to STR or any other potential sources.

Second, the Task Force will determine which concerns are already governed, generally or specifically, by the Tahoe Donner governing documents and Covenants, Codes and Restrictions. Where this is the case, a way to readily enforce the rules, and to address violations in as close to real time as possible, will be evaluated and revisions to the plan set forth by the November 2017 deadline will be considered.

For example, it may be that short-term renters need to be informed of the rules, consequences for violations, and reminded that they are renting in a residential neighborhood and need to show respect for other residents. In this respect, contact information for owners or their representatives, which will be maintained at the Tahoe Donner offices, could be used to promptly and in real time address issues and violations, hopefully without the necessity of calling Truckee police. In this regard, the Task Force will also gather information from other entities and homeowner's associations nationwide who have addressed these issues to see what regulations and procedures have been implemented and which might be considered "gold standard" and most common solutions.

Third, the Task Force will examine whether it is advisable for the Board to enact or implement additional, specific regulations (for example, prioritizing homeowners' access to amenities, or limiting the number of people or vehicles related to short-term rentals) under its existing authority to preserve the welfare and enjoyment of the residents.

Again, information on regulations adopted by other associations will likely provide considerable insight and guidance on these issues.

Finally, it may be that there are some rental uses that are so subject to abuse, and that are so incompatible with the residential nature of Tahoe Donner, that they should be prohibited. The



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Task Force will also look at this issue and what other associations or entities have done in this regard to ensure that Tahoe Donner will continue to operate as a residential, resort community as prescribed in the HOA formation documents.

The Task Force members are committed to obtaining input from all homeowners in this process, to holding several open forum meetings for Members to join and offer perspectives on preliminary findings, and to approaching the issues with open minds and without preconceived conclusions. The purpose of the Task Force is to help ensure that Tahoe Donner quality of life and property values are well supported and defended and that Tahoe Donner remains the place that we, our friends, families and guests can all share and enjoy.

Prepared By: Darius Brooks, Board of Directors, Director

Board Meeting Date: September 23, 2017

