



Architectural Standards Task Force Update

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Team Lead

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Data Collection Update

- ASO Staff Interviews - Initial and Second Interviews Complete.
- ASC Staff Interviews - Initial Interviews Complete. Attending ASC session next Weds.
- Designer/Contractor Interviews - Initial Interviews Complete
- Other HOAs/Town of Truckee Review - Initial Review Complete

- ASO Data Requests - Initial Requests Complete. Follow-up requests initiated.
- Real Estate Agent Interviews - Survey Being Developed
- Homeowner Survey - Sent to 2017 Permit/HOIP. Data Gathering Stage.

CC&R Rewrite - Dan Simmons



- UC Davis Law Professor (Tax Law) since 1976
- Chair of University of California Senate
- Assistant Provost UC Office of President

- Ski and Sailboat Racer

Next Steps

- Summary of Initial Findings
- Problems Ideation
- Recommendations Ideation
- Initial Impact - Homeowner Survey

Questions?

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STR/Amenity Task Force Update, Feb. 8, 2018

Phase One

The Phase One recommendations of the Task Force were approved at the December Board meeting, and are currently in the process of being implemented by the staff under the direction of the Board. The Task Force will follow implementation and how it is working to address the issues.

Phase Two

Phase Two is designed to address:

“whether it is advisable for the Board to enact or implement addition, 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.”

In addition, we are directed to consider that

“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.”

With respect to these issues, gathering information as to what other towns or associations have done “will provide guidance and insight on these issues.”

Activities in Past Month

Information regarding how STRs are handled by other residential, resort type towns and Homeowner Associations has been gathered by group members. Where STRs are permitted, it is typical to have regulations in place, and the types of regulations are being compiled for review. This includes, for example, rules regarding noise, occupancy, parking and enforcement. In addition, some group members are looking at other issues such as amenity over-crowding at peak times.

Dates are currently under discussion for a meeting or meetings of the full group, along with interested homeowners, to meet to discuss the information and exchange ideas on whether further regulations are needed, and if so, what types of regulations. It is anticipated that the format will be subgroups of 6 to 8 to insure that the homeowners can discuss the issues and listen to the ideas of others.

A number of homeowners have expressed views or concerns related to the issues currently being reviewed by the task force, and their input will also be sought and incorporated in the process.

Before any specific options or range of options are recommended, the input of the membership as a whole, or a cross section of the membership, will be sought, as these matters impact or could impact all owners. There is a wide range of views and interests among the homeowners on some issues, and the use of a neutral outsider to draft a survey would help insure that all views are fairly heard and considered.

Conclusion

The task force is currently looking at using Flash Vote to draft a survey based on the issues and on the thoughts and views expressed by owners during the process. The advantage to this approach is that Flash Vote is already under retention by Tahoe Donner. We are also looking at an alternative recommendation of an outside consultant with experience in this area, but that may not be necessary if the Flash Vote process is successful. It also may be that this process should eventually be coordinated with the process underway to revise the CC&Rs, as there may be overlap with that process.

Laura Lindgren

STR/Amenity Task Force