

PROPOSED AMENITY ACCESS RULE CHANGE 45-DAY NOTICE

AUGUST 14, 2024



MEETING OUTCOME

The staff has presented the updated proposed Amenity Access Rule change and Phased Implementation Plan to the Board of Directors for discussion.

The desired outcome of today's meeting is:

ACTION - BY MOTION:

The Board of Directors authorizes the publication of the proposed Amenity Access Rule change for a 45-Day Notice with all supporting materials necessary to inform the members about the purpose and effect of the rule change.

REVIEW - AMENITY ACCESS RULE UPDATE DESIRED OUTCOMES

- Outcomes were developed in the winter of 2022 with the Amenity Access Update Working Group through reviews of the C&Rs, Bylaws, Covenants Rules and Resolutions and presented to the Board on February 25, 2022, March 25, 2022, November 18, 2022, and again in April 2023 where they were approved by consensus
- “Promote member value” was added as an outcome by consensus of the Board at a subsequent workshop
- Staff recommended to include “funding and” in the sixth listed outcome at a subsequent workshop

- Promote member value

- Promote a sense of community among members

- Protect the amenities, environment and membership

- Foster member enjoyment and use

- Simplify the policy for ease of understanding and administration

- Support a long-term sustainable and equitable funding and pricing system

- Clarify user categories

PROPOSED RULE CHANGE

The proposed rule development process encompassed more than a dozen open-session board meetings and workshops.

The proposed rule was refined over the last two months through member feedback, board feedback and guidance, legal counsel, and staff input.

The proposed rule incorporates member feedback from the August 5 member forum.

See Exhibit A for the full proposed Amenity Access Rule.





IMPLEMENTATION PLAN

Staff is recommending a phased implementation plan with the following objectives:

- Develop and implement a financial transition plan to smooth budgetary and assessment changes associated with this rule change
- Develop and implement management processes and practices to ensure that the private amenities do not become overburdened by this rule change

The phased implementation plan is included alongside the proposed rule and is written to achieve the above objectives.

Refinements were made to the implementation plan following member feedback at the August 5 member forum.

See Exhibit B for the proposed Phased Implementation Plan.

MEMBER QUESTIONS

Since the August 5 Special Member Forum, staff has received additional feedback from several members. Staff would like to provide clarity on a few specific aspects of the proposed rule change.

- **Implementation Plan:** There is **no change** to member amenity access methodology for 2025. Member access methodology will change beginning in 2026.
- **Total cards included with the annual assessment:** The current and proposed rule draft includes 4 member photo ID cards per residential parcel with the payment of the annual assessment.
- **Exception process:** The proposed rule draft includes a formal process where owners can request consideration for a special familial situation that may not be addressed in the rule.
- **Daily access for non-members (personal guests and tenants):** The current and proposed rule requires daily access fees for non-members accessing the private amenities.
- **User category data tracking:** The current rule does not allow staff to parse data between non-member user groups. The proposed rule will vastly improve the association's information for non-member user types accessing the private amenities.

See Exhibit C for the Current vs Proposed Rule Comparison Table.



RECOMMENDED NEXT STEPS

To summarize, staff is recommending the following next steps:

- **Board Action Today:** Authorize publication of the proposed Amenity Access Rule change for a 45-Day Notice with all supporting materials necessary to inform the members about the purpose and effect of the rule change.
- **45-Day Notice:** A special general delivery mailer sent to the members to expedite the notice period start date. Goal of postmark by Aug 26.
- **Future agenda item:** The Board will hear member comments on the proposed rule change at the September 27, 2024 board meeting.
- **Future action item:** The Board may take action to adopt the proposed rule change on October 10, 2024, at an evening special board meeting.



RECOMMENDED ACTION

BY MOTION:

The Board of Directors authorizes the publication of the proposed Amenity Access Rule change for a 45-Day Notice with all supporting materials necessary to inform the members about the purpose and effect of the rule change.



THANK YOU