



PMCPOA Governing Documents Committee

Meeting Minutes of January 5, 2019

Present: Patrice Stimpson, Connie Baldin, Finn Myggen, Bill Lewis II, and John Cantley (Board Liaison). Not present: Lee Krimm, Alicia Canton. Guests: Karin Shulman, Peggy Hoyt-Voelker.

- A. The meeting was called to order by Vice Chair Patrice Stimpson at 9:32 am.
- B. A motion by Connie Baldin, seconded by Bill Lewis II, to approve the minutes from December 1, 2018, was approved unanimously.
- C. The following were reviewed;
 1. **Governing Documents Informational (tri-fold) Pamphlet.** The draft of the pamphlet was previously submitted to committee members by email. No recommendations were made for changes.
NOTE: Because the committee was not able to make changes to the four documents being reviewed (listed below) on the computer due to write-protection of the documents, Bill Lewis II made hand-written changes on copies of the original drafts and will submit changes to committee members to review.
 2. **Article 22** (proposed Association Rule regarding “Rentals”). A discussion was held and the draft rule was reviewed with minor changes made. John Cantley will research the Governing Documents to see if potential violations pertaining to renters are only included within “Association Rules” or could be included within other governing documents because current wording only addresses compliance with “Association Rules.” There was additional discussion about maximum occupancy and retreats related to single-family residences. It was recommended Bill Lewis II ask the Short Term Rental Task Force to review the issue of maximum occupancy and retreats.
 3. **Business Policy A-16** (proposed policy regarding “Rentals”). A discussion held and the draft policy was reviewed with minor changes made.
 4. **Property Rental Registration Form.** A discussion was held and some minor changes were made to the draft form
 5. **Short-Term Rental Permit Application** (form). A discussion was held and some minor changes were made to the draft form. The committee recommends an annual non-refundable fee accompany the application for short-term rentals. The committee asked GM Karin Shulman to research and recommend a fee related to applicable staff work and usage of amenities and services. Bill Lewis II will ask the Short Term Rental Task Force for their input related to an appropriate fee.
- D. The next meeting is scheduled for Saturday, February 2, 2019, 9:00 am, in the Pool Pavilion.
- E. A motion by Finn Myggen, seconded by Connie Baldin, to adjourn the meeting at 11:34 am was approved unanimously.

Recorded by Bill Lewis II, Secretary