

Short Term Rental Meeting – Sunday, March 18th

In Attendance:

Kathy Fletcher

Christine Groves

Charlotte Winzenburg

At the 2017 Annual Meeting the residents voted to put together a committee to research Short Term Rentals. The committee has met twice. Charlotte Winzenburg sits on a Short Term Rental Advisory Committee in Denver and brings with her a wealth of knowledge.

After weighing out the pros and cons of short term rentals in Elk Falls Ranch the committee made a motion to the Board of Directors of Elk Falls Ranch to prohibit Short Term Rentals. Charlotte motioned and Kathy seconded.

The rationale for the motion is as follows:

Elk Falls Ranch spans two counties. Within those two counties each block has different zoning regulations which could lead to inconsistencies in our neighborhood. The committee felt that the Property Owners' Association should be the governing body which would bring standardization to the community.

The committee found that Short Term Rentals in Park County have no rules or regulations. Jefferson County does have a licensing procedure but policing compliance would heavily rely on the neighbors.

Major cons were found to be:

Safety and Security (not knowing who is coming and going)

Neighbors taking the brunt of the disturbance for a commercial operation

Increased traffic on our roads

Partying into the night

Enforcement issues

Destabilization of the neighborhood

Mixed use (residential and commercial)

Fear of dropping home values

Takes away affordable housing

Denver has found that it is sometimes hard to find short term rental properties not in compliance because owners do not post pictures of the outside of the house, do not give addresses, and can only be contact via e-mail.

The committee is also concerned that if we do not prohibit Short Term Rentals in our covenants surrounding neighborhoods might prohibit these operations which would lead short term rental operators to seek out Elk Falls Ranch.

The only pro we could come up with is that the owners' of these properties make a bunch of money.