

**MINUTES OF THE TRI-VALLEY SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.**

The Special Meeting of Members and the Board of Directors of Tri-Valley Subdivision Homeowners Association, Inc. (the "Corporation"), was held on January 12, 2022, at 5:00 p.m. by Zoom. Desmond (Ike) Isaacson served as president and Kesslyn Tench served as Secretary for the meeting.

This Special Meeting was called to discuss the results from the non-owner occupied overnight rentals comment period and to vote on the two waiver requests from the December 2, 2021 meeting.

The following Directors were present: Desmond (Ike) Isaacson, Keith Walters, Fred Wallis, Raechel Chepoda and Kesslyn Tench.

The meeting was called to order at 5:02 p.m.

In the December 2021 Annual Meeting, the Board of Directors requested Member comments in regards to allowing overnight rentals in the Tri-Valley Subdivision. The Declaration allows for B&B type overnight rentals, only if the owner occupies the structure as a primary residence. A house (not occupied by the owner) or a second home on a lot can be rented on a month-to-month or longer basis, but cannot be rented as an overnight rental. The written comment period was open from December 3 -13, 2021. The Board discussed the results from the comment period at this meeting. Of the 124 Members in the HOA, 54 Members submitted comments. The results were as follows.

44%	% OF MEMBERS RESPONDED
	OF THOSE RESPONDING:
43%	% YES
17%	% NO
38%	% MAYBE
2%	% INDIFFERENT

Kesslyn Tench reported on options available to allow non-owner occupied overnight rentals. The Board would like to avoid granting waivers for overnight rentals. Waivers can lead to perceived favoritism and inconsistencies. The Board would like to form a committee to draft potential changes to Section 9.1 of the Declaration, to allow non-owner occupied overnight rentals, with restrictions. Section 9.1 Use Restrictions will require 100% approval by all Members of the HOA.

The Board discussed and voted on the waiver request from Douglas Stephan. Prior to purchasing his lot in 2021, Mr. Stephan was operating under a waiver from UCM that terminated as a condition of his purchase of his lots. Under the UCM waiver he was allowed to operate the 3 cabins as overnight rentals as long as he lived on the property, did not operate a gift shop, and paid a business fee of \$3,000 for the season. The Board understands it will take time to look into

making changes to the Declaration to allow overnight rentals and this delay would affect his 2022 season. Kesslyn Tench made a motion to extent the waiver originally granted by UCM for 1 year and allow Mr. Stephan to operate his overnight rentals following the same guidelines and paying the HOA the business fee. Keith Walters seconded the motion. The motion carried.

The Board discussed and voted on the waiver request from Elizabeth Loatwell. Ms. Loatwell was not operating an overnight rental prior to joining the HOA and was not under a waiver from UCM. Given the wording in Section 9.1 of the Declaration, the board does not feel it has the power to grant this waiver. Kesslyn Tench made a motion to deny the waiver request for Ms. Loatwell. Keith Walters seconded the motion. The motion carried.

Next meeting scheduled for February 9, 2022.

Opened floor to Member comments.

The meeting was adjourned at 5:16 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.



Kesslyn Tench, Secretary