

Minutes
SVPORC BOARD MEETING
November 3, 2022
SV Pavilion at 6:00p.m.

Attending: Mike Johnson (President and STR), Jeff Perry (Vice President, Lakes/Fishing and Legal Affairs), Jan Richardson (Treasurer, Covenants and Welcome), Caroline Trani (Secretary and Activities), Steve Peacock (Legal), Doug Coleridge (Architectural) attended by phone and Jill Cochran (non-voting Office Coordinator and Welcome Committee). Absent: Richard (Dick) Cope (Lakes/Fishing).

Community Member Attending: Ken Richardson (Lakes and Fishing Committee), Frances Kenyon, Jason Vigil, Rebecca Oliver, Jay Oliver, Greg Koetter, Chris Gibson, Nick Schwind, David Spencer, John Schneider, Tony Mazone, Cindy Valade, Bob Valade, Jessica Wildeman, Shane Wildeman, Vanessa Kilik, Andre Kilik, Myndi Long, David Agger, Karli Podhirny, John Blankenship and Coty Hansford. Ten community members signed up to provide community comments.

Call to order: Mike Johnson called the meeting to order at 6:05 p.m. He instructed the community members that they would have a 2-minute time limit. He asked everyone to be polite and cordial. A timer was set. Each community member wanting to comment was called on.

Community Comments:

Chris Gibson shared that they have 14 STR owners that they are working with. A letter was provided from the short-term rental (STR) owners in SV that participated in his informal group. In the letter, they proposed: 1) Removal of lake/community area privileges from properties with proven complaints or that are unresponsive to neighborhood complaints. 2) Proactively educating short-term rental owners as to what residents are experiencing, including creating a uniform list of neighborhood rules that are communicated in their listings, via email prior to guest stays and posted in their homes. 3) Monitoring and helping follow up with an online complaint form. 4) Establishing what "residential use" is and is not. STR's are legally considered residential by Colorado property and tax law, until they exceed what would be considered residential use, such as large paid gatherings and events. He suggested posting on the website "No More STR's Wanted".

Nick Schwind shared that he is a STR owner and has lived in Woodland Park for 6 years. Twelve STR's in SV want to come to a good solution. He wants other STRs to be responsible too.

David Spencer recommended that we get new legal counsel that better represents SV. We need legal counsel that helps to come up with solutions. He also said that the problem is not the owners of STRs it is their renters. No matter what they read renters are going to do what they want to do. That is the problem.

Jessica Wildeman shared that she is on the STR Committee. The things that were discussed in the meetings were not for public consumption until after legal review and decisions made. However, information was shared on the SV Facebook page just days before the Board Meeting.

Jeff Perry clarified that the SV Facebook page does not represent SVPORC. Board members are not on it. If you want something heard by the SV Board you need to submit it by email to info@myspringvalley.org or come to a meeting. It is not an official site for SVPORC. Don't think if you post something there that it will be heard by the Board.

Vanessa Kilik shared that she and Andre work for Valley Maintenance handling the water for SV. She had posted a lot of her concerns on the SV Facebook page. The STR situation has exploded, and the water system cannot handle the extra usage. The wells can't keep up. The community was started in the 1950's and was not intended to be a resort. Andre has put in extreme hours to keep the water flowing. Hot tubs and over usage are problems. Water is required to be transported in for hot tubs. She wonders how many are following the regulations. She is against STRs being allowed in SV. If you have any water questions, please contact Vanessa or Andre. Vanessa talked about the number of people that are in the lakes swimming and wadding. This will get Denver involved because it is against their regulations and that will be a problem. Also, their children won't go to the lake because they had an experience where they felt uncomfortable because of strangers actions last summer.

Bob Valade stated that he feels the common areas should be for members only. He proposed that a list of family names could be submitted by the owner at the beginning of the year and put on the fish patrol list. He also spoke about the problem with the surge of water caused by over usage. How do you measure the extreme usage of water in one day? It is an old system and can't handle the load.

Myndi Long shared that she is not a full-time resident. They live in Woodland Park. We can't expect the Fish Patrol to do it all in regards to enforcement. We might need to come up with another plan.

David Agger said that he has STRs on both side of his home. They have problems with fires during fire bans and too much noise. He wants the phone numbers of the STR owners so he can call them directly to deal with the problems their renters are causing. He has called the police and fire department in the past to help.

Jason Vigil moved here to get away from the chaos. When he gets off work he wants to fish at the lake in peace quiet and can't do it anymore without groups of people coming up to him. When asked where they were from they said they were STRs. The renters said they chose the SV STR because it has a lake, hot tub and sleeps 10 or more people. This is what is being advertised. SV is number 2 on the list for STRs online. We have residents going without water. This is our way of life. We live here. Traffic,

trash and fireworks are also problems. We are the ones stuck with the mess. We need to make it stop.

Cindy Valade spoke about the problems that the number of STR renters cause at the lake and with water usage.

Frances Kenyon spoke about the problems with renters using boats that don't belong to them. Her boats have been damaged. She had to take her boats home. She isn't leaving them at the lake to be used without permission.

Mike Johnson thanked everyone for their comments and for giving their perspectives. We want to protect our resources. Hopefully we can come up with a plan. Maybe we can offer help to Valley Maintenance also - We all could conserve a little to help too.

Board Meeting Minutes from October 14th were approved via email/mail.

Board Reports

President's Report

Mike Johnson thanked the following: Ken Richardson, John Schneider and Steve Peacock for moving boats for people that needed help getting their boat moved to their home. Others offered to also help moving boats if needed. Shaun Gordon for mending the pavilion door. It slides much better. Caroline Trani, our new board member, for working on a new online complaint form. Steve Peacock for work on amendment changes and fish patrol. Jan Richardson for keeping us organized on the complaint notices and getting them out and for doing the financials and so much more. Doug Coleridge for keeping on top of building requests. Jeff Perry for many years of being on the board and helping us make beneficial changes. Jill Cochran for keeping this all together, without her this would be a nearly impossible task. Very thankful for the board that we have and all the work that they do.

Vice President's Report

Jeff Perry thanked everyone for coming and for their comments.

Treasurer's Report

Jan Richardson reported that she is working on the financials, they will be out tomorrow. We need to continue to monitor our expenses and be frugal with the monies we do have. If you have any questions about the financials just let her know.

Secretary's Report

Caroline Trani reported that as of tonight's meeting she is filling the position of secretary. She introduced herself. She is your neighbor and a full-time resident. She will be working on the website to make it more user friendly and to help with being more responsive to your requests.

Committee Reports

Activities Committee Report

The Board approved Karli Podhirny as chair and Caroline Trani board representative for the activities committee. Caroline Trani asked that anyone that would like to be on the committee to please contact her.

Welcome Committee Report

Jill Cochran reported that there were 3 new property owners since the last meeting. They indicated that they would not be STRs. A welcome letter has been sent/mailed to the new owners. New owners are also being asked if they intend on residing at the home or renting it out. If renting, they are informed about the continued discussions around STRs. All new owners are encouraged to read and understand the policies on the SV website, myspringvalley.org.

Lakes and Fishing Committee Report

Ken Richardson reported that the fish patrol works for 6 months to patrol the lakes and thanked them for doing a great job. He reported that John Schneider and Steve Peacock worked with him to build an enclosure to cut down on the noise from the generator/aerators. He will be talking to the homeowner that had concerns about the noise. The aerators are not working properly. He will be meeting with Erin from Solitude Lake Management tomorrow and he will have more information then. He also talked with the homeowner from tranquil acres whose property could be used as a fire escape route in an emergency. The homeowner agreed. Access is at a gate on Spring Valley Circle. Jan Richardson shared that when she talked with a Forest Ranger, he said in an emergency you just do what you must do to get to safety. Ken Richardson reported that a green canoe is missing. If you have information, please let him know. The red flag is up so there is no more access to the lake at this time. Shutting off the aerators for the winter was discussed. The aerators cost \$50,000 and need to be used to keep the lake in the good condition it is in. He shared that a fly fisherman said that the fish in the lake are the healthiest he as seen. Ice fishing is allowed on Shadow Lake when the ice is thick enough. All residents were informed that boats need to be removed from the common properties as of Nov. 21st to clean up the area. A plan will be made to register the boats and return them in the Spring. Ken Richardson was thanked for the work he is doing.

The problems with Flight for Life landing at the pavilion was discussed. It may be because of the boats, shade structure and/or volleyball court.

The way flags are displayed will also be looked at and revised if needed.

Covenants Committee

Jan Richardson reported that she continues to send out violation letters in response to complaints that have been filed. Ten violation letters have been sent of which 7 were STR's resulting in 70% of the violations. Letters are sent certified mail to the mailing address on file. Owners need to sign the letter. After three violations the owner can be fined and lose privileges. Once the complaint is received it is researched. A majority of Board members (at least four) must approve of the violation before a letter is sent. Complaints need to be made to the board in order for us to take action. She reported that we have 10 rental approval forms signed. 17 STRs have not notified us that they are renting. There are 225 homes in SV. 12% are STRs.

Architectural Committee

Doug Coleridge reported that he followed up on a log cabin on Spring Valley Drive. They do have permits and will be posting them on the building. He has also been working on a recliner on Spring Valley Drive next to a garage. The owner has been contacted and they are working on removing it. Shane Wildeman asked about a concern on Shadow Lake Drive. Doug Coleridge will follow up on it

Legal Affairs Committee

Steve Peacock reported that there has been a lot going on and the responses from the lawyer will be discussed with the board during the executive session.

STR Committee:

Mike Johnson reported that the STR Committee is on pause.

Christopher Gibson asked for a list of violations (without names/details) so he can work with the STR owners.

Other Business

Complaint Form

Caroline Trani reported that the complaint form is done. The complaint form was approved by the Board and will be posted on the SV website, myspringvalley.org. Jan Richardson said that pictures or supporting documents of the violation are very important.

Good Neighbor Program

Mike Johnson shared that they are working on a Good Neighbor Program for members that need help in SV.

The next meeting will be earlier in December to be decided by the Board and posted on the SV website, myspringvalley.org.

Meeting adjourned at 7:20 p.m.

The Board went into Executive Session to discuss the 810 policy revision, the complaint process, boat registration and other board needs. Ken Richardson and Jill Cochran were asked to join the meeting. The Board came out of the Executive Session at 8:47 pm.