

CHARBONNEAU GREEN BOARD SPECIAL EMERGENCY MEETING

May 11, 2022 - 5:00 p.m. – via Zoom

Board Members Attending: Paul Osborn, Larry Shadle, Carole Burnside, Leslie Walker, Mary Wolfe

A Special Meeting of the Charbonneau Green Townhome Association Board of Directors was called by President Paul Osborn via an emailed notice. Per Section 4.12 of our Bylaws, the attendance of all Board Members automatically waived the required 3-day notice. Paul declared an emergency because an announcement of ballots for the adoption of an amendment to our Declaration of Conditions and Restrictions has already been sent to our owners and we need to make a quick decision whether to add an exception to allow short-term rentals of less than one year for 'snowbird' owners.

Paul presented a revised Section 3 with the following new sentence: ". . . (3) such Residential Unit remains the primary residence of an owner who lives temporarily in another location for less than six (6) months of any (12) twelve-month period during which said owner enters into a single rental agreement of not less than three (3) months for such Residential Unit."

Paul had also forwarded the following response from our attorney Greg Coxey: "The over-arching principle is you have to treat all owners the same and I think we are getting close to the line where people who are snowbirds are treated differently than others. Additionally, as I have mentioned before, the more restrictions and exceptions the Association allows, the more complicated it becomes to enforce. I think it is worth pressing owners to see how many people this exception would apply to and if it is worth it." Paul reported he had asked the only two 'snowbird' couples in our HOA about the proposed exception and only one had responded saying they didn't care.

After discussion, including an exception could be added later if there was a need, Larry moved we not add an exception to allow 'snowbird' owners to rent their properties for less than one year. Mary seconded the motion and all directors voted in favor.

In keeping with the bylaw stipulation stating a special meeting must be limited to the item stated in the meeting notice, Paul adjourned the meeting.

**Respectfully submitted,
Carole Burnside
Secretary**