

Governing Documents Committee
Meeting Minutes
March 1, 2023

Attendees: Janice Moon, Merrisue Steinman, Tina Simms, Sue Lord, Velinda Brown (Co-chair), Larry Pazaski (Co-chair), and Daniel McClough.

The meeting was called to order at 6:35 pm by Co-chair, Velinda Brown. Velinda read the minutes of the last meeting held on November 16, 2021.

Velinda said the most recent PSA By-Laws had been recorded at the County and she was getting ready to record our recently revised Rules and Guidelines when it became known that some members of our community were using their Mason Lake property as “short-term rentals” (STR). She felt we needed to meet to study the situation and establish guidelines for STRs.

Currently, only one STR marketed through VRBO near the Steinman residence is active at this time.

Velinda reported that PSA’s attorney said the Board of Directors does not have the right to prevent STR’s because they are not included in our original Covenants. If we hope to make changes to the original Covenants, we will need 100% of our membership to vote for the change. That is not likely. However, we can change the Rules. It is also possible to make rules stating restrictions on STRs consistent with our Bylaws by a majority vote.

Larry suggested we look at the Rules & Guidelines Working Copy under Part B-Dues and Special Assessments, Assessment Details, bullet #6. Larry also said if we look at our Articles of Incorporation, Article 5, #15 there is a primary reason we can create an STR policy.

Discussion was had about some sample documents from Lake Cushman’s STR policy including an application. Velinda said if we consider doing the same, we must add definitions at the start of any STR Policy we create and also create monetary fines for those who do not follow the policy. For example: “An STR is a 30-days or less rental.”

Daniel wanted to understand what the “negatives” might be with having STR’s allowed in our community.

“Don’t know if my property is safe near my neighbors’ STR property.”

“Behaviors of guests can be a negative – such as “party houses.”

“Access to our own property may be impeded by guests at neighboring STR’s.”

“Our property boundaries may not be understood by the STR guests.” (Trespassing can occur.)

Velinda said this committee can make recommendations to the Board of Directors. We are not likely to be able to prevent STR’s in our community due to court law and legal opinions, however. Velinda asked Sue to send the Emory Law Article to this committee, so we all better understand the legal positions.

Dan said safety rules and our sense of community should be highly touted in whatever rules we put together regarding the STRs

Velinda encouraged the committee to READ everything provided for a good understanding of short-term rentals. Next meeting will be Tuesday, March 22nd, 6:30 pm at Tina Simms’ home.

Meeting adjourned at 8:07 pm

Respectfully submitted,

Susan M. Lord