

**BACHELOR GULCH VILLAGE ASSOCIATION**  
**Board of Directors Meeting**  
**May 2, 2025**  
**Virtual via Zoom**

A meeting of the Bachelor Gulch Village Association Board of Directors was held on May 2, 2025, virtually via Zoom. Board members Bobby Murphy, Kristi Kennedy, Dan Ramker, and Paul Gorbald were present. Board member Brian Kushner joined the meeting at 1:35 p.m. Also in attendance were Lee Hoover, Association Manager, Lisa Mayers, counsel for the Association, numerous members of the Association, and Mike Heaphy, secretary for the meeting. Bobby Murphy called the meeting to order at 1:02 p.m. Lee Hoover confirmed the presence of a quorum and that proper notice of the meeting was given.

**Estate Lot Lease Licensing and Regulation Policy**

Bobby Murphy began by announcing that the purpose of the meeting was further discussion of the proposed Estate Lot Licensing and Regulation policy, already discussed at two previous meetings. Lisa Mayers then described changes to the policy under consideration since the last Board meeting on the subject on March 31, 2025. Specifically, Lisa noted the addition of a new recital at the beginning of the document (reflecting homeowner input from the previous meeting), certain language clarifications, the addition of a requirement that professional management companies would also need a local agent available as described in the policy, changes to the grandfather clause in the policy to make clear that none of its rental duration limitations, licensing requirements, or regulations applied to grandfathered Estate Lot owners, and, finally, changes to the grandfather clause to exempt certain Estate Lot transfers from termination of the grandfather clause.

The Board then entertained public comment from homeowners attending the meeting, as follows:

- Daniel Kah, 3546 Daybreak Ridge – strongly supports some type of short-term rental regulation to keep out corporate landlords and timeshares;
- Gary Hendrickson, 107 Elkhorn – strongly supports the policy as presented, particularly as it seems to have accommodated the estate planning concerns of some Estate Lot owners previously expressed and believes the Board is authorized to enact such a policy under the Association’s Declaration for the common good of residents;
- Elaine Tinberg, 871 Elkhorn – strongly supports policy;
- Kerry Wallace, attorney retained by owner of 536 Elkhorn – does not believe Board has authority to promulgate policy as a regulation, can only be done via amendment to Association Declaration;
- James Wallace, 3508 Daybreak owner and also majority owner of Ritz-Carlton Bachelor Gulch – supports policy and believes the Board has the power to enact it under the Declaration; and
- Denise O’Leary, 3380 Daybreak – concerned about how grandfather clause might work or affect properties already owned by corporate landlords.

No more public comments begin offered, **the Board, on motion duly seconded moved to enter into executive session at 1:35 p.m. pursuant to C.R.S. Section 38-33.3-308(4)(b) for the purpose of conferring with legal counsel. The Board exited executive session at 2:30 p.m.**

After exiting executive session, Kristi Kennedy advised that, after consultation with legal counsel, the Board had determined that, in the best interests of preserving the prevailing character of the community and consistent with the prevailing sentiment of the community, it was appropriate to enact a policy prohibiting the rental of Estate Lots for less than 14 days as reflected in the proposed policy. **Therefore, on motion duly seconded, the Board approved the Estate Lot Lease Licensing and Regulation Policy as presented.**

There being no further business, the Board adjourned the meeting on motion duly seconded at 2:33 p.m.

Respectfully submitted,

Mike Heaphy  
Secretary for Meeting