

AIA Rental Committee Recommendations to the Board of Directors

Overall Recommendation

The Rental Committee recommends that the Board approve an initial 12-month, communication, and data-collection initiative addressing unaccompanied guests, rather than adopting additional rental regulations at this time.

Based on the committee's discussions and observations to date, unaccompanied guests appear to have a **minor impact on the community when property owners provide appropriate education regarding AIA rules, safety requirements, and community expectations.**

The initiative would focus on guest education, online guest registration, emergency communication, speed-limit awareness, fire-restriction communication, and collection of Outreach data. The committee also recommends clarifying existing AIA requirements and procedures related to rental activity, owner responsibilities, single-family use, and the handling of issues involving renters.

The committee recommends that the Board review the results after approximately 12 months and determine whether additional policies, procedures, or regulations are warranted.

Recommended Board Actions

1. Adopt an Education-First Approach

- Confirm that the AIA is not recommending additional regulations for STRs or unaccompanied guests at this time.
- Direct the Rental Committee and Communications to develop a standardized **Guest Information/Welcome Guide** covering:
 - Community rules
 - Emergency procedures
 - Current fire restrictions
 - Speed limits (Filing Roads & Alpine) and vehicle rules
 - Required age for operating motorized vehicles
 - Quiet hours
 - Dumpster and trash requirements
 - Violation consequences
 - Other information important to the safety and enjoyment of Arrowhead
- Make the guide available digitally and in a format that property owners can easily provide to guests before their arrival.
- Consider providing the information through a QR code for convenient mobile access.

2. Establish an Owner Responsibility for Guest Education

- Encourage property owners who permit unaccompanied guests to provide the AIA Guest Information/Welcome Guide before arrival.
- Reinforce that owners are responsible for the actions of their guests under applicable AIA governing documents.
- Emphasize that owners should ensure guests understand community rules, emergency procedures, speed limits, fire restrictions, quiet hours, vehicle requirements, and other applicable requirements.
- Include hired vendors and contractors in owner education regarding applicable neighborhood and Alpine Road speed limits and other relevant community requirements.
- Clearly communicate that education by the property owner is an important component of responsible rental management.

3. Proceed with Online Unaccompanied Guest Registration

- Replace the existing entrance registration box with a simple, mobile-friendly online guest registration system. Could be completed by unaccompanied guest?
- Initially collect only information necessary for communication and emergency purposes, such as:
 - Property Address
 - Dates of stay
 - Guest/occupant contact information
 - Owner or designated local emergency contact
- Establish clear procedures regarding who may access the information, how it may be used, and how long it will be retained.
- Evaluate whether registration should apply to **all unaccompanied guests**, rather than only short-term renters. This would be consistent with the committee's definition of unaccompanied guests and avoid creating unnecessary distinctions between types of visitors.
- Before implementation, review the proposed system for privacy, administrative, and legal considerations.

4. Improve Emergency Communication and Rental Management Practices

The committee recommends establishing clear expectations for how owners and Outreach should respond to issues involving unaccompanied guests.

- Encourage property owners to identify a local contact who can respond when the owner is unavailable.
- Evaluate whether a reasonable response-time expectation should be established for the owner or designated local contact.
- Establish clear procedures for Outreach regarding how issues involving renters or other unaccompanied guests should be handled.
- Develop a clear escalation process when an owner or local contact cannot be reached.
- Use the guest-registration system to assist Outreach and emergency personnel in identifying occupied properties during an evacuation or other emergency.

- Ensure the registration system is primarily designed to support emergency communication and community operations rather than becoming an unnecessary enforcement database.

5. Address Traffic and Speeding, Parking, Road Use, and Motorized Vehicle Education

The committee recognizes that traffic naturally increases during holidays, weekends, and other high-use periods. The committee does not believe that increased traffic during these periods can necessarily be attributed to unaccompanied guests.

The committee has identified the following concerns:

- Vendors and contractors continue to be an ongoing source of traffic and vehicle activity.
- Holiday and weekend periods naturally result in increased traffic throughout the community.
- Failure to observe speed limits contributes to additional road wear and maintenance needs.

The committee believes speeding is primarily an education issue and that owner behavior sets an important example for guests.

Recommendations include:

- Installing larger "**Private Property – Speed Limit 20 MPH**" signs at neighborhood roads branching from Alpine Road.
- Pilot portable radar-speed signs as an educational tool.
- Include speed-limit information in the Guest Information/Welcome Guide.
- Educating owners, guests, vendors, and contractors regarding speed limits and responsible vehicle operation.
- Reinforcing that owners are responsible for educating guests and hired vendors regarding applicable community rules.
- Clearly communicate the required age for operating motorized vehicles on AIA roads and property, consistent with applicable Colorado law and AIA requirements.
- Educate owners regarding their responsibility to communicate these requirements to guests, vendors, contractors, and other users of their property.

The committee's objective is to improve compliance through education before considering additional enforcement measures.

6. Address Noise, Occupancy, and Neighborhood Compatibility

The committee recognizes that the AIA's existing Regulations already address **quiet hours** and that the governing documents identify **single-family homes** as the type of residential use permitted within the community.

Based on the committee's current observations:

- Unaccompanied guests have a relatively minor impact on neighborhood compatibility when owners provide appropriate education regarding community rules.
- Existing quiet-hour provisions provide an established framework for addressing noise concerns.
- The committee does not currently recommend additional rental-specific noise regulations.
- Occupancy concerns should be evaluated in the context of existing AIA governing documents and applicable county requirements.

7. Clarify Single-Family and Multi-Family Dwelling Requirements

The committee recommends that the AIA clearly define and distinguish between **single-family and multi-family dwellings** within the context of its governing documents.

The committee has identified a concern regarding single-family residences potentially being used as multiple individual boarding rooms and/or locks offs being added to create two residences inside a single-family dwelling.

Before recommending any policy change, the committee should:

- Determine how prevalent this practice is within Arrowhead.
- Define what constitutes a single-family dwelling versus a multi-family dwelling for purposes of AIA requirements.
- Review the AIA governing documents and Regulations addressing residential use.
- Determine whether existing AIA rules adequately address the issue.
- Review applicable Gunnison County requirements.
- Identify any documented impacts involving occupancy, parking, septic capacity, safety, noise, or neighborhood compatibility.

Any recommendation should be based on documented conditions and applicable governing requirements rather than assumptions about individual properties.

8. Make Fire-Restriction Information Highly Visible

- Continue maintaining current fire-restriction information on the AIA website.
- Add QR codes to cabin welcome books and other owner-provided guest materials that link directly to current fire restrictions.
- Clearly communicate that violations of applicable Gunnison County fire restrictions may result in enforcement action by the Gunnison County Sheriff's Office.
- Have any language regarding possible penalties or arrest reviewed for accuracy before publication.

9. Collect Outreach Data Before Considering Additional Action

The committee recommends that Outreach begin collecting consistent data regarding service calls involving unaccompanied guests.

Data should include, where appropriate:

- Type of service call or issue
- Date and time
- Property/location
- Whether the issue involved an accompanied or unaccompanied guest, owner, vendor, or other occupant
- Whether the issue required additional follow-up or resources

The purpose of this data collection is to determine the **actual impact of unaccompanied guests on Outreach's workload**, rather than relying on assumptions or anecdotal reports.

The committee recommends establishing clear procedures for Outreach regarding the appropriate response to issues involving renters and unaccompanied guests.

10. Evaluate Community Character and Recreational Use

Based on the committee's discussions and observations to date, the committee sees **little to no measurable impact from unaccompanied guests on Arrowhead's community character or recreational use**.

The committee therefore does not currently recommend additional regulations addressing community character or recreational use specifically because of unaccompanied guests.

The committee recommends continuing to monitor this issue as rental activity and community use evolve.

Future expansions of recreational areas, including the Nordic track, could attract more unaccompanied guests. The impact our committee can foresee would potentially adding more vehicles to the winter lot, especially during holiday weekends.

11. Evaluate Infrastructure and Resource Impacts

The committee has identified several infrastructure and resource concerns, including:

- Road wear and tear associated with speeding.
- Increased use of the community dumpsters.
- Residents and other users not consistently following dumpster guidelines.

At this time, the committee does **not** believe these issues can be directly attributed to unaccompanied guests.

The committee recommends addressing these concerns through broader community education and enforcement of existing rules rather than creating rental-specific requirements.

Guest education materials should nevertheless include appropriate information regarding dumpster locations, allowable use, and community trash guidelines.

12. Continue Monitoring Gunnison County STR Regulations

- Continue monitoring Gunnison County's proposed STR regulations.
- Avoid duplicating county regulations while the county's process remains unresolved.
- Assign responsibility for monitoring the county process and reporting significant developments to the Board.
- Once county regulations are finalized, compare them with existing AIA policies and governing documents to identify:
 - Gaps
 - Conflicts
 - Ambiguities
 - Unnecessary duplication
- Determine whether county requirements regarding licensing, local contacts, septic capacity, or response times have implications for AIA policy.

13. Set Measurable Goals and Report Back

The committee recommends returning to the Board after approximately 12 months with a progress report that includes, to the extent practical:

- Number of properties and unaccompanied guests using the registration system.
- Owner participation in the guest-education program.
- Outreach calls involving unaccompanied guests.
- Common types of incidents.
- Impact on Outreach workload and resources.
- Effectiveness of the guest-registration process.
- Effectiveness of speed-limit signage and radar-speed signs.
- Clear procedures for addressing issues involving unaccompanied guests.
- Findings regarding single-family versus potential multi-family use.
- Findings regarding traffic, parking, noise, occupancy, and other community impacts.
- Significant changes in Gunnison County STR regulations.
- Recommendations for any additional Board action.

Conclusion

Based on its discussions and information available to date, the Rental Committee does **not** find evidence that unaccompanied guests are currently creating a significant adverse impact on Arrowhead's community character, recreational use, infrastructure, or overall community experience when property owners provide appropriate education and communication.

The committee's recommendation is therefore to **focus first on education, communication, emergency preparedness, clarification of existing requirements, and objective data collection rather than imposing additional rental regulations.**

The committee recognizes that some community concerns—including traffic, speeding, vendor activity, safety, emergency issues, dumpster use, and road maintenance—are real and warrant attention. However, the committee does not believe these issues should automatically be attributed to unaccompanied guests or rental activity without supporting data.

A 12-month review period will allow the AIA to measure the actual impact of unaccompanied guests, evaluate the effectiveness of the proposed education and registration programs, clarify existing requirements, and determine whether additional Board action is warranted.