

STR Ad Hoc Committee
Open Meeting
August 11, 2022





SHORT TERM RENTAL AD HOC COMMITTEE OPEN MEETING

Thursday, August 11, 2022 @ 9:00 a.m.

@ Ralph Wagner Building - Conference Room

To attend the in-person meeting, you will need to RSVP to colivas@ala-ca.org, no later than 5:00 PM on Monday, August 8, 2022. The ALA will broadcast a live stream of the meeting through the ALA website to allow ALA members an opportunity to view and listen in.

Committee Members: Chris Wilson (Chair), Michelle DiSimone, Jim Hannon, Jack Tingley, Henry O. Johnson

Resource Persons: Bob Mattison, Rick Reisenhofer, Marla Marganian, Chandra Olivas

Agenda

Call to Order

1. Approval of Minutes:

- a. July 7, 2022 - Open Minutes

2. MEMBER COMMENTS

This portion of the agenda is reserved for Members to provide comments related ONLY to items on the current agenda. A time limit of three (3) minutes per Member will be allowed. Members may only comment ONCE.

3. New Business

- | | |
|---|--------------|
| a. STR Clients using STR Homeowner Docks | Bob Mattison |
| b. STR Clients access to Lone Pine Island | Bob Mattison |
| c. Wristbands for UCLA and Resort guests | Bob Mattison |
| d. Alternative solutions and costs for wristbands | Bob Mattison |

4. Staff Report

Bob Mattison

5. QUESTIONS AND ANSWERS

This portion of the agenda is reserved for Members to ask questions related ONLY to items relevant to this Committee. The question will be answered by the Committee if possible, or a follow-up email response will be provided. A time limit of three (3) minutes per Member will be allowed. Members will only be recognized ONCE during the Q & A part of the Agenda.

Next Meeting: TBD

ADJOURN

1. Approval of Minutes

a. July 7, 2022



STR (Short Term Rentals) Ad Hoc Committee Open Meeting
Thursday, July 7, 2022, 09:00 AM @ Ralph Wagner Building Conference Room

Members Present: Chris Wilson (Chair, Arrived 9:13 a.m.), Jim Hannon, Jack Tingley, Michelle DiSimone (via phone), Henry O. Johnson

Quorum Present

Resource Persons: Bob Mattison, Rick Reisenhofer, Marla Marganian, Chandra Olivas

ALA Member Guests: 0

Bob Mattison called the meeting to order: 9:05 a.m.

1. Approval of Minutes

a. November 13, 2021 Open Minutes

Motion by: *Jim Hannon and seconded by Michelle DiSimone to approve the November 13, 2021 minutes.*

Motion carried: *Vote 3 in favor; 1 abstention (Henry O. Johnson)*

2. Member Comments

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- No member comments

3. Staff Report

- Bob Mattison handed out a series of documents which include ALA STR Client Services Office Summary, STR Office Budget, Expenses to Setup and Operate ALA STR Client Services Office and Membership Rules.
 - o The ALA STR Client Services Office Summary is a chronological summary of events pertaining to the concept development, setup and operation of the STR Client Services Offices and proceeds through the series of discussions at the board level and staff members, working up to putting in place what is up today.
 - o The STR Office Budget was tentatively put together. It is going to be referred to the Finance Committee that will meet on Monday, July 18, 2022, will review and make changes as deemed appropriate. That budget will then be recommended to Board of Directors which meets Saturday, July 23, 2022.

Question: Jim Hannon asked about March 25 email reply from Gary Clifford to please bring the expenses to the closed session about the rules, did that occur?

Answer: Bob Mattison responded that it was discussed, but not approved. There was no formal process in March. The focus was on rules versus budget.
 - o The budget that was originally discussed in March 2022, was for a larger amount of funds. It has since been cut back; most notably staffing. Only two staff for security reasons.
 - o The page for the Expenses to Setup and Operate ALA Client Services Offices was an email sent to the Finance Committee, and was set up for an 80% occupancy rate. It is now downgraded to 20% of clients getting wristbands. There are a number of factors that have made the overstatement. Discussion ensued.
 - o Membership Rules for 2022, which is directly from the ALA website, is attached.



- The Forensic Account report is attached on how the accountant came up with the \$10 per day fee, for the wristbands.
- A copy of an email that went out to the STR owners that are ALA members is part of the packet.
- There is a copy of the Registration Process for Access to Lake Arrowhead and the ALA trails.
- There is a copy of the Liability Waiver that is signed by every STR guest that gets a wristband, to register guests and so that they are aware of the safety rules of the Lake. This is a legal requirement; they could be subject to fines should they not follow the rules.
- Two pages of wristbands sales from May 20, 2022, to July 3, 2022, are also attached.

4. Discussion on STR Fines

- Per Bob Mattison, the Committee ought to discuss are what are the plans, approaches, fines for blatant disregard of the rules, not just for the STR owners about their guests. What are the consequences? These should be addressed.
- Chris Wilson mentioned the fines from last year which were \$1,000, \$2,500 and \$5,000, which is the same as the county of San Bernardino violations.
- Jim Hannon responded that the ALA would have to have current rules in place, in order to have a fine schedule. No by-laws in effect, due to law suit.
- Per Jack Tingley, the Committee should brainstorm things that could be offered that might be of help to Bob Mattison, the ALA staff and to the Finance Committee, to send recommendations to the Finance Committee.
- Per Bob Mattison, there are two subjects that are worthy of this Committee's time; one is establishing the rules and another is ideas for improving the communication and compliance with the STR Client Registration rules and wristband sales.
- Jim Hannon mentioned to solicit feedback from the STR owners.

Recommendation: Change the wording on the Boating and Swimming Rules, Page 11, Section L, 2nd paragraph to read as follows:

- The following Violation Fine Schedule lists some of the categories from which the ALA may charge a boat owner, member or other signatory to ALA rules, who has received a citation on Lake Arrowhead or on ALA Property. Please contact the ALA at 909-337-2595, Ext. 201 (Lake Safety Office), if you have any questions regarding this schedule.

Motion to Amend Boating and Swimming Rules to Lake Safety

Motion by: *Jim Hannon and seconded by Chris Wilson to approve amending the Rules in the Boating and Safety Rules, Page 11, Section L, 2nd paragraph, to go to Lake Safety, then to the Board of Directors for approval of changes.*

Motion carried: *All in favor*

5. Questions and Answers

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From Emails:

Question: Question to be asked at STR Committee Meeting:

How many wristbands have been sold as of today's date and how much income have we collected from the sale of the wristbands as of today's date?

Answer: For rough numbers, less than \$5,000 and sold 350 or so wristbands sold, not including the free wristbands given to children, as of July 3, 2022.

Question: There are no materials in the member packet except for the minutes. I want what the forensic accountant report the email to STRs the STR rules the supplemental documents. I want everything in the packet that I am watching the committee review and refer to. Can I get those documents or not? Please ask.

Answer: The Forensic Accounting Report will not be available because that is part of the legal position for the ALA, and a legal document. All other documents will be made available, or are available on the website. The budget is a tentative budget, so not ready for public.

Question: 1. Why are the documents you are reviewing not posted in the member packet on line? The only items posted on line are the minutes. Members are left in the dark watching the live feed. Are you going to post the documents you were reviewing on line? If not, why?

2. Bob Mattison referred to paperwork showing the number of wristbands sold through July 3rd but did not state the number. Members are left in the dark because no paperwork was posted on line for us to see. Please let me know the number of wristbands we're sold through July 3rd.

3. Does the STR Committee have the authority to recommend to the Board changes to the Boating and Swimming Rules without going through Lake Safety?

Answer: Member was answered via email by Bob Mattison.

Next Meeting: Thursday, August 11, 2022, at 9:00 a.m.

Motion to Adjourn

Motion by: *Jim Hannon and seconded by Chris Wilson to adjourn.*

Motion carried: *Vote 5 in favor*

ADJOURNED: 10:22 a.m.

2. *Member Comments*

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3. New Business

- a. STR Clients using STR Homeowner Docks*
- b. STR Client access to Lone Pine Island*
- c. Wristbands for UCLA and Resort Guests*
- d. Alternative solutions and costs for wristbands*

4. *Staff Report*

5. *Questions & Answers*

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