

Cole Mill Townes Homeowners Association Board Meeting

Meeting Minutes

Meeting Conducted Via Phone and Email Commencing September 3, 2023

Present: Bruce Lewis, Sharon Terry, Angie Padgett

Topic: Airbnb Rentals in CMT

In a conference phone call on 9/3/2023, Bruce notified the Board that Brad Boswell (unit 303) was renting his townhouse through Airbnb.

In that call, the Board approved a letter to Brad notifying him that this violated the CMT policy prohibiting short-term rentals (less than 6 months), as recorded in the document entitled Policy & Procedures – Updated March 2017, which is available on the CMT page of the Allenton web site. The letter was sent to Brad on 9/4/2023 via email, asking him to cease short-term rentals by 9/25/2023.

Brad immediately responded to Bruce by phone, requesting that he be allowed to continue short-term rentals through the Fall. In that call, Bruce told Brad that if he put his request in writing, Bruce would put it to the Board. However, for his request to be considered, Bruce indicated that Brad must stipulate the following:

- 1) an explicit guarantee that he will not pursue this matter further
- 2) a clear acknowledgement that he will not accept any more rental reservations, other than those already booked as of 9/3/2023
- 3) his assurance that he will take down his listing with Airbnb ASAP and not pursue a short-term listing with any other company

Brad responded via email on 9/4/2023. His request did *not* contain the specifics that Bruce had stipulated.

In an email on 9/5/2023, Bruce notified Brad that his request would not be considered, unless and until his request contained the aforementioned stipulations. Brad did not respond.

On 9/17/2023, the Board approved and sent a letter via email to Brad reminding him that he had until 9/25/2023 to submit an acceptable request for more time to accommodate the already booked rentals in October and November, otherwise he must cease short-term rentals by 9/25/2023.

On 9/22/2023, Brad responded via email saying that his original request was unambiguous and that it remained his response.

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On 9/24/2023, a majority of the Board agreed to let Brad honor his already-booked Airbnb reservations. Angie sent Brad an email telling him of this decision.

On 9/25/2023, Brad sent an email to the Board indicating that he had already cancelled his future reservations and taken down his listing with Airbnb.