

From: April Lewis
Sent: Thursday, August 21, 2025, 3:59 PM
To: Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec; Eulala Mills; Patrick Lui
Subject: Short Term Rental Letter Clarification

August 21, 2025

Good afternoon to All,

I am writing to clarify wording that was included in the August 18th letter from HISTRA to the Trustees and Staff.

I apologize for not bringing the need for clarification to the attention of the HISTRA folks prior to the letter being sent and my failure to do so is my responsibility, but I do see the need to correct any unintended misconceptions that may arise from the part of the letter that refers to me and my role.

Clarification 1:

The letter mentions that I am happy to attend meetings with the Trustees as a person representing the "community at large" and I need to clarify that in my conversations with HISTRA Board members, I was only representing myself as a neighbor of a short-term rental and as a community member with my own viewpoint, one that I know is shared by some, but I do not know how many. The wording in the letter to the Trust, in my interpretation, infers that I would be participating as representative of the community at large. It is important to me for all to know that I do not see myself as a representative of the community at large, and I am clear that no part of the community has not asked me to take on that role.

Clarification 2:

The proposed bylaw amendments contained within the letter are from HISTRA only, not from me. Although there are some points of agreement in what HISTRA is proposing, I personally, actually want a CAP on the number of STVR's without exclusions in the requirement to apply for a TUP. Since a TUP is the only tool available to the community at this time that can ensure that all STVR's are in compliance with septic and water regulations and other criteria that will be included in the TUP, I want all current STVR operators to be obligated to apply for permission to operate one STVR at their full time or part time residence and one STVR only, through a TUP process. My definition of all current STVR operators include both year-round residents who rent out their

primary residence as an STVR and part time residents who have inherited a house from long term residents and rent it out part time as an STVR. My current thinking is that whatever CAP is determined by the community is granted through a TUP process that is tiered; highest percentage and first priority to year-round residents using their primary dwelling; a low percentage of the CAP and second priority given to part time residents who have inherited their family home and use it themselves for part of year and demonstrate the need to operate an STVR to cover expenses to maintain this second home and keep it in the family.

More importantly, aside from my current opinion and thoughts, I want to see the community input process around STVR's and CAP's begin sooner rather than later so that all community members have an opportunity to provide their viewpoint to inform future decisions. I think that is the only way we are going to reach a solution that benefits the community as a whole.

Clarification 3:

In the spirit of working together to help move this whole process forward and building on the deeper understanding that was generated by my conversations with HISTRA Board members, I agreed to join HISTRA in meeting with the Trustees prior to the Sept. 5th LTC meeting to raise some issues that we had discussed together and to share my viewpoint with the Trustees.

But I have since discovered that is not appropriate for organizations to meet privately with the Trustees even one at a time prior to a meeting to discuss the Trust business at hand. As individuals, we can do that, but organizations cannot. I have let HISTRA know that I would not be able to participate in such a meeting as I do not want to do anything that could be seen to compromise, jeopardize, confuse and/or delay this already lengthy and sensitive process.

Thank you for your attention to my clarifications.

April Lewis