**Kings Row HOA BOD January 2024 Meeting Minutes**

Thursday, January 11, 2024

Time 6:00p.m.

Valerie Oken Residence

1124 Kings Row South

1.     The Meeting began at 6:08 pm

2. In Attendance were:

Julie Mikus - President/Treasurer

Jo Ashton - Vice President/Secretary

Valerie Oken

Theresa Priebe

Scott Thompson

Bob Batson

Connie Wood

*Via conference:*

Roshni Slali

Kathleen Cooper

Antonia Cooper

Gregory Litten

2.     Vote for new Secretary for the BOD

Theresa is considering the role.

3.     Service Line Project Information

New project from the Sate of Colorado pertaining to galvanized piping leading to lead in the water system. Kings Row Subdivision was established after the state of Colorado began recommending that homeowners use PVC piping in newly built homes in the ‘60’s.  Our water infrastructure is PVC piping. The homes mostly have copper or PVC piping.

4.     Rentals/Short Term Rentals Discussion

Valerie presented concerns from homeowners in regards to short term rentals.  Their concerns:

* Increased traffic
* Increased speed of traffic
* Lack of knowledge of fire danger
* Lack of knowledge of covenants existing in Kings Row
* General feeling of not knowing neighbors
* Change in character of neighborhood
* Noise levels (adopt quiet hours)
* Valley wide reduction in long term rentals due to short term leasing

The BOD have several concerns that must be addressed along with any suggested change:

* Define short term
* Who will police this policy
* What type of policing will occur?
* How will policing be carried out?
* Should owners be permitted to use their homes in a manner acceptable to them as long as they maintain a single family residence?
* Is there an issue at this time?

Discussion will be continued at the HOA meeting on January 28 @ 3pm at the Missouri Heights School House.

5.     Other business

Julie Mikus and Jo Ashton tended their resignation from the board effective at the HOA meeting in November 2024.

6.    Meeting was adjourned at 7:45 pm.