

Owner Letter to the BMEPOA Board

August 24, 2026 · Redacted public copy

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Dear BMEPOA Board Members,

I am writing in response to the Board's August 20 letter regarding short-term rentals and to express my strong opposition to amending the Declaration to prohibit STRs within Beaver Mountain Estates.

[Personal ownership and property details redacted.] The ability to use a future home as an STR was one of the property rights and economic considerations that existed when we made that investment.

I expressed my opposition to restricting STRs to the membership in 2022, and my fundamental concerns remain the same today.

BME is a community with a substantial number of second-home and nonresident property owners. For those owners, the ability to rent a home during periods when they are not using it can materially affect the economics of owning, building and maintaining a high-quality home in the community. Removing that option doesn't affect only owners who currently operate STRs. It also affects owners of vacant land like us who are deciding whether to make significant future investments in BME, as well as future purchasers evaluating properties in the community.

[Personal future-building, family, and primary-residence details redacted] a home that could be used only a small portion of each year is a fundamentally different investment proposition from one that could also generate income while we are away.

I suspect we are not unique in that regard.

That is why I believe the Association should be extremely cautious before permanently eliminating a right that existed when many current owners purchased their properties. Whatever one's personal feelings about STRs, reducing the permissible uses of property can reduce its attractiveness to future purchasers and eliminate an important source of flexibility for existing owners.

I also believe the work of the STR Committee deserves considerably more weight before the Association moves to prohibition. As the Board noted in its August 20 letter, the Committee was intentionally composed of two owners supporting STRs, two opposing them, and a neutral chairman. After studying the issue, that Committee developed a comprehensive set of recommendations for regulating STRs rather than prohibiting them.

Those recommendations were hardly permissive. They included a \$2,500 annual BME STR permit, compliance with Rio Grande County permitting requirements, water meters, a 180-night annual rental limitation, a three-night minimum stay, a minimum renter age of 25, quiet hours, restrictions on common-area use, and numerous other protections intended to address concerns of full-time residents.

I understand and respect the Board's concerns regarding enforcement. I also understand why full-time residents may be particularly sensitive to disruptive renters. Those are legitimate concerns.

But I do not believe that occasional violations by STR guests justify eliminating STR rights for every property owner, including owners who have never caused a problem and owners who have not even built their homes yet. Before taking such a consequential and permanent step, I believe BME should make a genuine effort to implement and evaluate reasonable regulations designed to address the specific problems the community has experienced.

There is considerable middle ground between unrestricted STR activity and an outright prohibition. The Committee's recommendations demonstrate that.

I would encourage the Board to pursue that middle ground and to recognize that BME is made up not only of its full-time residents, but also of second-home owners, vacant-land owners and other nonresident members whose interests deserve equal consideration.

[Personal ownership, family, and future-building details redacted.] I simply do not believe that permanently eliminating STRs is in the long-term interests of the entire ownership or the community.

Accordingly, I respectfully ask the Board not to pursue a Declaration amendment prohibiting short-term rentals and instead to reconsider a reasonable regulatory framework based upon the work already completed by the STR Committee.

Thank you for considering my perspective.

Sincerely,

[Signer and signature redacted]

Prepared from the signed August 24, 2026 letter supplied to South Fork Forward. The original signed document is not published. Published by a group of Beaver Mountain Estates owners. Not an official BMEPOA communication and not legal advice.