

The amendment to the Association's CC&Rs that allows rental of less than 30 days only to Members of DMMA or the Club and limits home exchanges (home swapping) to 7 days or more passed by a vote of the Members on May 1st. A total of 1,761 valid ballots were received, which is quite remarkable considering Desert Mountain only has slightly more than 1,800 homes built (out of 2,397 lots). This participation represents 73% of total ownership and would be considered a high turnout for any association vote. The measure passed with 75% voting in favor of the amendment.



Kevin Pollock, PCAM, CAAM
Executive Director

	TOTAL BALLOTS RECEIVED	LESS INVALID BALLOTS	TOTAL VALID BALLOTS	APPROVAL OF USE RESTRICTIONS VOTE (YES)	REJECTION OF USE RESTRICTIONS VOTE (NO)	ABSTAIN BUT COUNT TOWARD QUORUM REQUIREMENT
ONLINE HOMEOWNER BALLOTS	1,220	-	1,220	914	303	3
MAIL-IN PERSON BALLOTS VIA COURIER	548	(7)	541	409	127	5
TOTALS	1,768	(7)	1,761	1,323	430	8
VOTE RESULTS (66.66% REQUIRED FOR APPROVAL)				75.13%	24.42%	
PROPOSED MAJOR DECISION PASSES				75.13%		

The Master Board has begun the process of creating policies and procedures for the restrictions that will go into effect on January 1, 2019. Any short-term rental agreement for dates after the first of January, executed prior to the May 1, 2018 vote, will be "grandfathered." Agents and owners should provide that notification to the DMMA Office in order for the security file to be updated. Short-term rental agreements made after the May 1, 2018 vote will need to comply with the new restriction.

The Communications Committee will be busy between now and January 1st providing updates with respect to the amendment. It is the goal of the committee to keep the owners fully informed while the Board works on policy. Below are the "Do's" and "Don'ts" with respect to the amendment:

DO's:

- Register your home with the DMMA if it is a rental property.
- Inform the DMMA office if you or your agent has executed a short-term rental agreement before the May 1, 2018 vote for any dates in 2019.
- Make sure that when you have someone renting your home (either before or after the 30-day restriction begins) that you inform the DMMA office at least 72 hours prior to the tenant arriving. Information on the tenant needs to be uploaded to the security system to ensure easy entry.

DON'Ts:

- Advertise Club amenities when posting your rental property.
- Rent your property to any NON owner or NON Club member for less than 30 days starting January 1, 2019.
- Forget to tell your tenants about when trash cans be placed outside, where to park and that the speed limit in the Community is enforced by radar.

I would like to extend a genuine thanks to all who participated in the amendment vote. Not only the Board, Committee Members and Staff, but also everyone who voted. Whether you voted for or against the amendment, having such a high interest level and turnout shows that Desert Mountain is indeed a special place. There was passionate debate from both sides on this issue, but in the end, a very large percentage of owners believed a 30-day restriction was the best thing for the Community. The process proved to be fair and reasonable and every owner should be proud that such care and diligence went into the amendment.