

TOWN OF KEYSTONE  
HOME RULE CHARTER COMMISSION TOWN HALL  
Keystone Center  
1628 Sts. John Road, Keystone CO

I. Welcome

Ken Riley introduced the Commission members at 6:01 p.m.

II. Ground Rules

The ground rules were reviewed.

III. Public Input

A. *Topic 1 – Town Government*

- \* *What should be the parameters around Town Council and Mayor?*
  - \* *Should there be term limits for the Town Council members and Mayor?*
  - \* *What should the residency and minimum age requirements be for Town Council and Mayor?*
  - \* *Should a felony conviction for such crimes as bribery and embezzlement be a disqualifier to run for office?*
1. John Snook (owner Loveland Pass Village) – He is not in favor of term limits. He suggests one Mayor and four Town Council members. He anticipates there might be problems finding enough owners to fill the positions.
  2. Julie Olsen (owner Loveland Pass Village) – She supports term limits but shares John Snook’s concern about filling the positions. The Town Council should be formed by members of the district. The government positions should be filled by full time residents.
  3. Paula Paul (owner Tennis Townhomes) – She spoke on behalf of the 100 Tennis Townhome owners. They support term limits. They think there may not be sufficient participants if the town is not inclusive of all full and part-time residents. To be a fully democratic government, the government should be diverse and include full and part time owners, lease holders and business owners. Council seats should be open to any qualified Keystone owner or leaseholder willing to perform the duties, including part and full time residents. All owners and lease holders should be able to hold office and vote in elections if they meet a modest residency requirement. The minimum age to hold office should be 21.

4. Curt Audin (owner Frey Gulch) – Terms limits should be mandated. There should be an odd number of members of Town Council. The minimum age to hold office should be 21 and there should be a maximum age.
5. Michelle Boyd (owner Dakota Lodge) – She supports term limits. Town Council needs to represent residents and non-residents fairly. All meetings should be available online.
6. Jeff Cohen (owner Elk Run) – Supports districting due to diverse communities. The town government should be inclusive.
7. Mike Mastruobono (owner West Hills) – He supports term limits. He likes the idea of districts to have representation for the entire community. The minimum age to hold office should be 21. Conviction of a felony crime should be a disqualifier.
8. Julie ?? (owner Loveland Pass Village) – She supports term limits. She would be in favor of a minimum age of 25 to hold office. Conviction of a felon crime should be a disqualifier. Voting should be limited to full time residents.
9. Guy Schlacter (owner Gateway) – Any owner of real estate, even if it is a second home, should be allowed to vote.
10. Peter Reeburgh (owner Springs and business owner) – Voting eligibility should be restricted to full time residents, the business community needs to be represented, he supports term limits and the minimum age to hold office should be 25. Serving at least one term on Town Council should be a requirement for any candidate for Mayor. Elections should be by district and the number of seats on Town Council based on the size. Any felony conviction should be a disqualifier.
11. Mark Mathews (owner Loveland Pass Village) – Voting should be done by district and only by full time residents, the minimum age to hold office should be 21 with no maximum age and a felony conviction should be a disqualifier.
12. Jody Mattison (owner Elk Run) – She supports term limits and districts and feels there should be representation of full time and second home owners.
13. Lauren Anino (owner Edgewater) – She supports term limits and districts, the minimum age to hold office should be 25 with no maximum age and all owners should have the right to vote.
14. Elle B. Wilson (owner Lakeside Village) – She supports term limits and districts, the minimum age to hold office should be 25, at least one term on Town Council should be required before running for Mayor and a felony conviction should be a disqualifier.
15. Perry Rocco (owner Loveland Pass Village) – He supports term limits and the minimum age to hold office should be 25 with no maximum age. The members of Town Council and Mayor should be full time resident.
16. Lynda Black (owner Pines) – Only full time residents should be eligible to vote.

B. *Topic 2 – Non-Resident Participation*

- \* *What should be the role of non-residents in the Town of Keystone?*
  - \* *What ways could non-residents participate in the operation of the Town?*
  - \* *Should non-residents be able to participate on Commissions and Councils?*
  - \* *Should non-residents have remote access to Town Council meetings and Town Halls?*
1. Peter Madlin (owner Keystone West Ranch) – One person, one vote is the foundation of democracy. The voter should not be a corporation, employee or visitor. One should not confuse “vote” and “voice”. The Charter should not give undue influence to non-residents. The voice must come from wide variety of stakeholders in the area. How it is gathered and heard should be defined in Town codes, regulations and ordinances.
  2. Steve Nelson (owner Tennis Townhomes) – Keystone was designed as and remains a resort. About 60% of the owners are part time. Most places have a majority of full time residents. Part time owners should have voting rights, which has been successfully implement at the Town of Mountain Village at Telluride.
  3. Michael Paul (owner Tennis Townhomes) – All owners should be able to vote, run for office and be appointed to serve on commissions. Non-resident owners should not be treated as second rate citizens.
  4. Brad Fosser (owner Wild Irishman) – All owners should be able to vote. Other towns ignore the voices of non-voters.
  5. Guy Schlacter (owner Gateway) – Short term rental owner voices will be squelched without voting rights. All owners should be able to vote.
  6. Don Thomas (owner) – There should not be taxation without representation. Owners who have a stake should have a vote. He would like the Council and Planning Commission to be full time residents.
  7. Patty Blank (owner Snowdance) – There are only 8 registered voters in her building. The goal is to have a safe, maintained, beautiful and happy town. All owners should be allowed to vote in the town creation and future developments.
  8. Ron Ellis (owner Tennis Townhomes) – He asked for second owners to be allowed to contribute. They want to be involved.
  9. Jody Mattison (owner Elk Run) – Part time residents pay taxes, maintenance expenses, hire local people, participate in community and contribute to social fabric. They should not be subject to taxation without representation.
  10. Chris Van der Veer (owner Silver Mill) – He is not a full time owner but wants to participate. He should not be subject to taxation without representation.
  11. Peter Reeburgh (owner Springs and business owner) – He represents over 350 short term rental owners. The Town Council members should be locals

- only. He encourages the Town Council to allow non-residents to vote. They all have the same goals. Non-residents could serve on subcommittees.
12. Julie ??? (owner Loveland Pass Village) – Permanent residents are outnumbered by second home owners. Residents could be outvoted by non-residents. Non-residents can attend meetings and give opinions but should not be allowed to vote.
  13. Mike Mastruobono (owner West Hills) – Second home owners should not have voting rights. The Town of Keystone is meant to be a community and interests could be missed. The voting power should be with the permanent residents.
  14. Andre Foy (owner Gateway) – Full time residents understand the needs of the community. Owners need to commit to one community to vote and it should be where they live. Second home owners should have a voice but not a vote. Voting rights should be kept in the community.
  15. Lynda Black (owner Pines) – Owners should have to be registered in the County to vote.
  16. Curt Audin (owner Frey Gulch) – Full time owners should have the primary voice.
  17. Paula Paul (owner Tennis Townhomes) – About 50% of the units in her complex are rented. The non-resident owners share the same views and goals as the full time residents. The town will benefit from the expertise and depth of experience of the second home owners. All owners should be able to vote in elections if they meet residency requirements, which could be at least 30 – 60 days residence in the past 12 months. Business owners should be represented on a Council. The Charter should not be too strict about meetings and there should be the ability to meet virtually if necessary.
  18. John Snook – He was concerned that short term rental owners outnumber full time residents 2 to 1.
  19. Tommy Banks (owner Loveland Pass Village) – He was not sure if everybody really has the same interest. This should be considered in the Charter.
  20. Michelle Boyd (owner Dakota) – She suggested giving everybody a voice, possibly weight by the number of days spent in residence.
  21. Lauren Annino (owner Edgewater) – She would like to have a voice and vote.
  22. Joseph Larson (owner West Hills) – Second home owners who want to vote should register to vote in Summit County if it is their top priority.
  23. Perry Rocco (Loveland Pass Village) – Seasonal employees should not be voting. Implementing a residency requirement to qualify for voting would be impossible to monitor and enforce. Businesses should not be able to control the town. Only full time residents should have voting rights.
  24. Elle B. Wilson (owner Lakeside Village) – Short term renters should not be making decisions on issues such as schools. Different classes of voters could be established with weighting for full time residents. It would be nice to have remote access to meetings.

25. Julie Olsen (owner Loveland Pass Village) – She is not against short term rentals and understand Keystone is a resort community. Short term rental owners will outnumber full time residents by 2:1 shortly. She likes the idea of second owners participating on committees but they should not be serving in government or voting.
26. Martha Webb (owner Homestead) – A portion of Town Council could be designated as representing second owners and they could be allowed to vote on their behalf.
27. Guy Schlacter (owner Gateway) – He noted that there is a residency requirement to register to vote, so it may not be an option for part time owners to register in Summit County.
28. Brandon Bruegger (owner Snake River Village) – Only full time residents should be allowed to vote. If part time residents outnumber full time residents by 2:1 and are allowed to vote, decisions will not be made by the community.
29. Tricia Bourland (renter Loveland Pass Village) – She lives full time in the County. She was in favor of requiring voters to be registered in Summit County.
20. Katie Stephenson (owner West Hills) – Only full time residents should eligible to vote or to serve in the government. She had concerned about being outnumbered. Short term rental owners could have different interests that do not align with the full time residents.

C. *Topic 3 – Other Comments*

1. Paula Paul (owner Tennis Townhomes) – The owners are concerned about traffic, road safety and maintenance, worker housing, child care and noise from the shooting range. They share a common goal to make the town the best it can be. There should not be an “us and them” attitude. The Charter should acknowledge that Keystone is a unique resort community in which full and part time residents, businesses and their employees and ski resort play an important role.
2. Peter Reeburgh – Housing is a significant problem. When he reaches out to his rental owners about housing, he gets dozens of responses. There is compassion in the second home owner realm and they do have the same goals.

IV. Closing

The meeting was closed at 7:37 p.m.