

Call to order: 5:03pm

Board members present: Melinda Bell, Hilary Avalon, Michael Gradl, Ellen Leshner, Mike McGuire, Jackie Cato, Nichole Vogler; Board members not present: Mike Goebel, MaryKay Patton. DBNG Members present: Linda Martin; others: Pete Matranga

Short Term Rentals - Dillon Beach Access Group (DBAG). Linda Martin spoke to the group representing DBAG on the topic of Short Term Rentals in Dillon Beach. A group of 35 homeowners in Dillon Beach who own and operate STRs came together to form a group called Dillon Beach Access Group. The group hired Steve Kinsey, former Marin County Supervisor and member of the California Coastal Commission to write a letter explaining the position the DBAG is taking on STR regulation, and the group subsequently attended a 5-hour meeting with the Marin County Planning Commission discussing the currently proposed regulations for STRs and Linda presented a summary of the meeting and their advocacy. Linda shared her info that only 15% of the houses in Dillon Beach are registered as full-time occupied. The DBAG surveyed their members to find out if any of them would convert their STR into a full-time rental and 100% said no. They all use their homes at the beach themselves at regular intervals and would never want to prevent themselves from being able to use their 2nd home. Historically, the houses in Dillon Beach have been primarily second homes. The Commission appeared to accept DBAG's assertions that placing a cap on the number of STRs permissible in Dillon Beach, as well as requiring two off-street parking spots for STRs was unacceptable for a number of reasons. According to the outcome of that meeting, Dillon Beach will be exempted from the STR cap. The Planning Commission made changes to the proposed regulations and sent them to the County Staff for editing. All the other proposed regulations are likely to be approved by the Board of Supervisors within the next couple months. There are other meetings with the County Planning Commission, the California Coastal Commission and the Marin County Board of Supervisors before the proposed regulations will be accepted. DBAG will be monitoring the progress as much as they can. DBNG can expect info to be coming on this topic in the next few months. The Dillon Beach Resort and Lawson's Landing are already differently zoned, exempted from the proposed regulations, and not part of DBAG.

Melinda pointed out an error in the letter from DBAG to the County Planning Commission - it stated there are no children living within Dillon Beach who are registered at local schools. Several people on the Zoom for this meeting knew of at least 6 children living in Dillon Beach. Linda stated that she had gotten her information from admin staff at the local schools, so they were mistaken. (Later follow up: Linda emailed later to say she had contacted the school admins to update their info.)

STR Committee Survey Update. The Committee has not met since the last meeting. The DBNG survey regarding STRs was relined by Michael G. and edited by Hilary and is most likely ready for public consumption. There is a Docs version and also a SurveyMonkey verison, which is

designed to streamline the response process. Hilary will final and Melinda will send it out to our list via email.

Approval of the Minutes from DBNG Board Meeting 10/10/23. Hilary moved to approve the minutes from the October 10th Board meeting and Jackie 2nd. Approved.

Wastewater Feasibility Study Committee Update. There have been no meetings since our last meeting. Hilary will send an email prompt to schedule the next meeting to finalize the Wastewater Survey.

Internet/Communication

- Facebook - Joy Fillman (member) reached out to Melinda to offer her services setting up a Facebook page for DBNG. Discussion. It was decided that Melinda would reach back and connect Joy with MaryKay Patton who manages our website, Nichole Vogler who set up our various online accounts, and Hilary Avalon, the current DBNG secretary to establish a group of admins for robust management of the Facebook page.

