



# KOA Newsletter Spring 2024

**Mission:** Partnering with HOAs to build a vibrant Keystone community. Membership includes 63 HOAs in the Keystone area representing over 2,800 units. KOA is the largest HOA advocacy group in America.

## Keystone Incorporation Timeline

The votes for incorporation of Keystone and the Home Rule Charter Commission have been approved. This means that Keystone has become Colorado's newest town. The timeline for completing the whole process was as follows.

- The incorporation of Keystone into a town was successful on March 28, 2023.
- The Town Home Rule Charter drafted by the elected 9-member Charter Commission was completed June 27, 2023 after three months of meetings and work. For the full text of the charter just click on [Text of Charter](#).
- The Town Home Rule Charter was submitted by the Election Commission for a vote by the Keystone Registered Voters that was held on September 26, 2023. Over 83% of the votes cast were in favor of the Charter approval. An approval of the Charter to become a Home Rule Town gives Keystone the flexibility to form a government tailored to Keystone's needs. The Charter frees Keystone from becoming a statutory rule town which would require Keystone to follow state statutes under the control of legislators at the Capitol.

- A Meet the Candidates Forum was held January 11 at the Keystone Center at 6 pm. Candidate Bios were made available electronically. A total of 9 candidates ran for 6 seats, with 1 Mayor candidate.
- As the Charter has been approved, the Keystone Town Council (6 members) and Mayor have been elected in a separate election in January 30, 2024. To qualify for the ballot, individuals must be a town resident for 1 year, a Keystone registered voter, and must have collected 10 signatures on a petition. The candidates elected for Mayor and Town Council are as follows:

Town Council

Ken Riley - Mayor, Soda Spring  
 Sarah Keel, Snowdance  
 Dan Sullivan, Alders Estates  
 Carol Kerr, Soda Ridge  
 Valerie Thisted, North Fork Estates  
 Gretchen Davis, The Pines  
 Aaron Parmet, Loveland Pass Village

- The Mayor and Town Council Election was held on Tuesday, January 30, 2024. The election results were final on February 7, 2024.
- Upon the official swearing in ceremony February 8<sup>th</sup> at 4:27pm, the town became officially incorporated. Keystone is the first Town in 20 years to be added in Colorado and now the fourth largest town in Summit County. Many local and state dignitaries attended in person and videoconference. The first Town Council meeting was held February 8<sup>th</sup> at 6pm.
- These three elections would not have been possible without the dedication and hard work of the Election Commission and the many volunteer Election Judges who planned the elections, staffed the Ballot Center, processed ballots, and tallied the votes.
- The Town of Keystone will undergo a one-year transition process during which a Town Manager and 6-person staff will be hired. The site for the Town Hall will be located at Keystone Center 1628 Saints John Rd, Keystone, CO, 80435. Keystone becoming a Home Rule Town makes it eligible for its own zip code and post office. The Dillon Postmaster started the process in August, a final decision will be made in the spring 2024.
- Once the Town Council was sworn in, the sales tax revenue immediately began accruing to the Town of Keystone. Tasks such as setting up town

ordinances, road maintenance & snow plowing, law enforcement contracting out, Building and Planning department and inspections will also need to be established. Volunteers are needed for many aspects of this process.

- The Charter is specifically written to allow second homeowners involvement in commissions & committees etc.
- January 2025 is the target date to be fully operational.
- The Town Council meetings are to be held the second and fourth Tuesdays at 19:00 hrs. and will be available via videoconference at [keystone.colorado.gov/upcoming-events](https://keystone.colorado.gov/upcoming-events)

### **Upcoming Property Tax Bill on Short-Term Rentals (STRs)**

Legislation has been introduced in the 2024 Colorado General Assembly to substantially increase property taxes on what is known as short-term rentals (STR's). The proposal would quadruple property taxes for STRs from 6.765% to 27.9%. Two Bills are under consideration that would tax rental property at the same rate as commercial property. One provision in this would apply to STR's used more than 90 days per year as a lodging property beginning in 2026. Other methodologies of defining an STR are also being considered. One Bill is SB24-033 A Bill for an Act Concerning the Property Tax Treatment of Real Property that is used to Provide Lodging. The other is HB24-1299 Short-Term Rental Unit Property Tax Classification. KOA will keep you informed via emails, and this Newsletter, as the proposed Bills develop and provide you with contact information to provide input to your Assembly. You can read the Summary's by clicking on [HB24-1299](#) and [SB24-033](#). Stay tuned, as this information is changing as the Bills progress through the process.

### **EPA Testing shows PFAS in Keystone Drinking Water**

Per- and polyfluoroalkyl substances (PFAS) are manufactured chemicals used in many household products including nonstick cookware (e.g., Teflon™), stain repellants (e.g., Scotchgard™), waterproofing (e.g., GORE-TEX™), and even ski wax. They are also used in industrial applications such as in firefighting foams and electronics production. There are thousands of PFAS chemicals which are also known as “forever chemicals” due to their persistence in the environment.

In September 2023, the Snake River Water District (District), which serves the Keystone area, notified customers that PFAS compounds were found in drinking water during mandatory testing completed earlier that spring. Since that time, the district has moved forward with additional voluntary testing in collaboration with the Colorado Department of Public Health and Environment (CDPHE) and has voluntarily hired an engineering firm to oversee the collection and testing of additional samples from all of its wells. Sampling will continue throughout 2024; results will be posted to the website as they become available ([www.snakeriverwater.com](http://www.snakeriverwater.com)). The district may also begin evaluating treatment options for PFAS removal this year based on those sample results.

It should be noted that no public health risks are present at the levels detected. People do not need to stop drinking their water as current health advisories are based on a lifetime of exposure. It is ok to use tap water for bathing, showering, brushing teeth, washing hands, watering yards, washing dishes, cleaning, and laundry.

The following actions can be taken if you want to reduce exposure or are in a higher risk group (children ages 0–5 years, women who are pregnant, planning to become pregnant, or are breastfeeding).

- Use an in-home water treatment filter that is certified to lower the levels of PFAS.
- Use bottled water that has been treated with reverse osmosis.
- Buy products from companies who have committed to removing PFAS from their manufacturing.
- Avoid non-stick cookware that has PFAS. Consider using stainless steel or cast-iron pots and pans.
- Become more aware. There are many sources of PFAS in the environment including types of dental floss, nail polish, facial moisturizers, eye make-up, and more.

Further information on PFAS is available on the District's website at [www.snakeriverwater.com](http://www.snakeriverwater.com); from the United States Environmental Protection Agency (EPA) at <https://www.epa.gov/pfas> or from the CDPHE at <https://cdphe.colorado.gov/pfas>.

Sources:

Snake River Water District, <http://www.snakeriverwater.com> and

<https://www.snakeriverwater.com/wp-content/uploads/2023/08/SRWD-Website-PFAS-Consumer-Notice-8.18.2023.pdf>

The Colorado Sun, <https://coloradosun.com/2023/08/31/test-results-pfas-forever-chemicals-colorado-towns/>

### **Educational Webinars from Altitude Law**

Altitude Law specializes in HOA Colorado law and now has educational webinars typically at noon. The format a videoconference presentation on specific issues of importance to HOA's. Questions may be asked via the chat room of the presentation. The following are some of the more recent and future presentations:

- Anatomy of A Water Leak February 7 @ 12:00
- Board Member Basics: Duties of Board Members February 22 @ 17:30
- Ins and Outs of the Corporate Transparency Act and its Impact on Associations February 29 @ 12:00
- Eight Meeting Mistakes that May Invalidate Your Meeting March 7 @ 12:00
- How Do You Handle Noise, Odor, and Other Nuisance Complaints? March 13 @ 12:00
- Board Member Basics: Collections/Foreclosures March 28 @ 17:30
- Fair Housing Laws-What Are They and Do They Apply to Associations April 4, @12:00
- Etc.

Altitude Law has about three of these scheduled each month. You do need to register ahead of time and they will send you a link via email the day before to join the meeting along with an outline of the presentation. You may also watch most of these later through the Altitude Law web site <https://altitude.law> click on the Education tab then the tab ACE YouTube Channel.

### **KOA Sponsored Social Events**

On February 24, 48 KOA affiliated HOA Board Members and guests gathered at Rotolo's in River Run to enjoy conversation, food, and drinks. This was the fourth social event of this type and more and more of you are enjoying gathering with fellow Board Members. Watch for your invitation to the next event hopefully this summer! You will not want to miss it. These events are a great venue to meet other HOA Board members, network, exchange ideas and solutions to common problems.

### **Interstate-70 Eisenhower Tunnel Linchpin of Corridor**

Colorado Department of Transportation has just invested \$12 million in the tunnel facility upgrade with the goal of reducing highway closures that have a calculable impact on the state's economy. It is estimated by CDOT that the state's economy takes an almost **\$2 million** loss for every hour the I-70 corridor is closed.

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Submissions and ideas for future newsletters are always welcome.