



**Covenants Committee Meeting Minutes  
External Version  
For December 13, 2018**

**MEMBERS PRESENT:** Fred Zapponi, Al Noyes, Lou Ashcraft, Len Leclerc (arrived 1:10pm)

**ALTERNATES PRESENT:** Don Ermak (arrived 1:55pm)

**TDA STAFF PRESENT:** Sheryl Walker, Darren Davis

**OTHERS PRESENT:** Taggart Rogers, Barbara Rogers, Paul Thomas, Peter Killcommons, Jennifer Jennings (left 2:20pm)

**TELE-CONFERENCE** Stan Bienus

**CALLED TO ORDER:** 1:00 PM

**MEMBER COMMENT:** Fred Zapponi discussed a member comment about the committee members names not being published. Fred asked the committee for comments.

Peter Killcommons (3/484) made comments regarding STRs using proactive measures to comply and of the potential fine increases.

**ACTION & DISCUSSION ITEMS:**

**1-Approval of November Meeting Minutes**

Lou Ashcraft moved to approve the November meeting minutes with one minor correction. Al Noyes seconded the motion.

Action 3:0 (Zapponi, Noyes, Ashcraft)

**2-Discussion/Action Item: Goals for 2019**

The committee discussed achieving the 2018 goals and setting new goals for 2019 including:

- 1). Continue to monitor and enforce all Covenants rules;

- 2) Increase of fine amounts; and
- 3). Revise the enforcement procedures to include immediate fines; and
- 4). Clarify the enforceability of TD Rules in Town of Truckee right of way; and
- 5). Clarify whether a violation can be based on a cumulative offense versus a single occurrence; and
- 6). Continue to develop proactive measures to increase rule awareness and encourage compliance among members; and
- 7) Revise the enforcement procedure to shorten the process for fire safety rules enforcement; and
- 8). Draft a proposed rule to create authority for the board to enact a seasonal fire prohibition rule.

Member Comment: No member comment

Action 4:0 (Zapponi, Noyes, Ashcraft, Leclerc) The committee agreed unanimously.

**3-Discussion/Action Item: Business Activities – Exterior Advertising(signage)**

The committee discussed exterior advertising in the business activity rules to clarify the violation language. The committee agreed that physical exterior advertising with property management company signage that includes the name of business including not limited to include phone number, website, email, hours of operation etc. shall be considered a violation of the business activities rule. The committee agreed that web-based advertising shall not be considered exterior advertising and therefore not a violation of the business activities rule.

Member Comment: No member comment

Action 4:0 (Zapponi, Noyes, Ashcraft, Leclerc) The committee agreed unanimously.

**4-Discussion/Action Item: Covenants Enforcement Procedural Changes**

The committee discussed proposed draft enforcement procedures to imposed immediate fines based on two types of violations, objective and subjective violations with the summary of the revised procedure being:

Objective: Violation observed with photograph, sufficiency review, dismiss complaint or issue fine (either held in abeyance for correction, or not), owner may request a committee hearing to appeal the fine.

Subjective: Complainant statement with corroboration, sufficiency review, dismiss complaint or issue fine (either held in abeyance for correction, or not) and owner may request a committee hearing to appeal the fine).

The committee agreed to continue the discussion to the next meeting with further comments.

Member Comment: No member comment

Action 4:0 (Zapponi, Noyes, Ashcraft, Leclerc) The committee agreed unanimously.

**HEARINGS:**

**1: Unit 11, Lot 064**

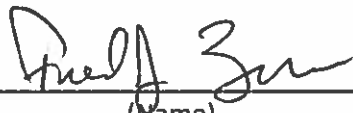
**2: Unit 03, Lot 484**

**3: Unit 06, Lot 130**

- 4: Unit 06, Lot 131
- 5: Unit 11, Lot 395
- 6: Unit 11, Lot 332
- 7: Unit 06, Lot 492
- 8: Unit 08, Lot 089
- 9: Unit 06, Lot 365
- 10: Unit 01, Lot 259

**MEETING ADJOURNED: 5:51 PM.** The next meeting is scheduled for January 10 at 3:00 PM at Northwoods Clubhouse.

Prepared by: Sheryl Walker

Minutes approved by: ; 1/10/2019  
(Name) (Date)