



**Covenants Committee Meeting Minutes
POSTING VERSION
For February 13, 2020
Meadow Room - 3:00 p.m.**

MEMBERS PRESENT: Fred Zapponi (chair), Al Noyes, Lou Ashcraft, Joann McDermott, Don Ermak

ALTERNATES PRESENT: Len Leclerc (left 4:58pm)

TDA STAFF PRESENT: Sheryl Walker, Chris Simpson, Darren Davis

OTHERS PRESENT: Michael Paparian, Jennifer Jennings

TELE-CONFERENCE: Jim Roth

CALLED TO ORDER: 3:00PM

MEMBER COMMENT: Fred Zapponi (chair) made a comment regarding technical issues for tele-conference and to proceed with the meeting.
Jennifer Jennings (board liaison) disagreed if a fault of Tahoe Donner

HEARINGS: Lot 03, Unit 106

ACTION / DISCUSSION ITEMS:

1. Action Item: Approval of January Meeting Minutes

The committee reviewed the January meeting minutes with one correction.

Member Comment: No member comments.

Fred Zapponi moved to approve the January meeting minutes with one correction. JoAnn McDermott seconded the motion.

Action 4:0 (Zapponi, Noyes, Ashcraft, McDermott)

2. Discussion / Action Item: Proposed Revisions to 2013-2 Fine Resolution:

The committee discussed the revised 2013-2 Fine Resolution and the action statement from the ASC committee reviewing and approving the redrafted proposed resolution to clarify language as explained in the presented ASC decision.

Member Comment: No member comments.

Al Noyes moved to approve the redrafted proposed resolution as drafted by the ASC without modifications. Lou Ashcraft seconded the motion.

Action 5:0 (Zapponi, Noyes, Ashcraft, McDermott, Ermak)

3. Discussion / Action Item: Covenants Committee Alternate Member Appointment: Michael Paparian

The committee discussed Michael Paparian as a future alternate member now meeting the charter requirements of attending two meetings with at least one in person. Michael Paparian attended the committee meeting on December 12, 2019, via teleconference and attended the committee meeting on January 9, 2020, in person. The committee discussed they can now make a recommendation to the Board to take action to appoint Michael Paparian as an alternate member.

Member Comment: No member comments.

Al Noyes moved to approve recommendation to the Board to take action to appoint Michael Paparian as an alternate member. JoAnn McDermott seconded the motion.

Action 5:0 (Zapponi, Noyes, Ashcraft, McDermott, Ermak)

4. Discussion / Action Item: Proposed Changes to the Covenants Enforcement Procedures:

The committee reviewed the suggested edits by the Fred Zapponi, chair, on the Association's corporate counsel to the proposed changes of the Covenants Enforcement Procedures giving the broad latitude to address covenants complaints. Fred Zapponi also explained that he also drafted procedural policies and associated decision paper.

The committee discussed the proposed procedure which focuses on primarily on voluntary compliance before a sufficiency review can issue a fine.

Staff recommended to focus instead on the revised process as a delegation of authority to the sufficiency review to impose fines, versus emphasizing immediate fines being the revised process.

The committee discussed Article 2 Section 3 (pg. 17-18) and discussed further clarifying the use of immediate action with immediate fine.

Member Comment: Jim Roth (board liaison) asked about the differing scenarios for taking immediate action, the likelihood of abatement of fines, and sufficiency review process. Jim Roth volunteered to draft an email with reference to procedures and language before taking disciplinary action on an owner for a tenant.

Fred Zapponi moved to continue further discussion on the proposed Covenants Enforcement Procedures. Don Ermak seconded the motion.

Action 5:0 (Zapponi, Noyes, Ashcraft, McDermott, Ermak)

5. Executive Session: Board Appeals Report

Fred Zapponi moved to postpone the report back from board on appeal decisions in an executive session to next month. Don Ermak seconded the motion.

Action 5:0 (Zapponi, Noyes, Ashcraft, McDermott, Ermak)

Don Ermak moved to adjourn the meeting; Al Noyes seconded the motion.

MEETING ADJOURNED: 5:18 PM. The next meeting is scheduled for March 12, 2020, at 3:00 PM, at the Northwoods Clubhouse.

Prepared by Sheryl Walker

Minutes approved by: _____


(Name)

4/17/2020
(Date)