



**Covenants Committee Meeting Minutes  
For July 9, 2020  
Teleconference – 2:00pm**

**MEMBERS PRESENT:** Fred Zapponi (chair), JoAnn McDermott, Don Ermak, Al Noyes, Lou  
**(VIA TELECONFERENCE)** Ashcraft (connected at 2:14pm)

**ALTERNATES PRESENT:** Michael Paparian  
**(VIA TELECONFERENCE)**

**TDA STAFF PRESENT:** Chris Simpson, Darren Davis, Annie Rosenfeld  
**(VIA TELECONFERENCE)**

**OTHERS PRESENT:** Jim Roth, Courtney Murrell (connected at approx. 3:00pm)  
**(VIA TELECONFERENCE)**

**CALLED TO ORDER:** 2:08pm

**MEMBER COMMENT:** Unit 10/Lot 291 Fred Zapponi explained to the committee he met with the new General Manager, David Mickaelian, last week as an introduction and informational meeting via Zoom platform.  
Unit 06/Lot 267 Michael Paparian asked about meeting start times.

**ACTION / DISCUSSION ITEMS:**

**1. Action Item: Approval of June Meeting Minutes**  
The committee reviewed the June meeting minutes.

**Member Comment:** No member comments.

Al Noyes moved to approve the June meeting minutes as written. Don Ermak seconded the motion.

**Action 4:0 (Zapponi, Ashcraft, Noyes, Ermak)**

**2. Discussion Item: Board Liaison Report**

The board liaisons, Jim Roth and Courtney Murrell, were present at the meeting.

Fred Zapponi, Committee Chair, asked Jim Roth regarding an update about the meetings being recorded and posted and if this topic is on a board agenda. Jim Roth explained he will set up a meeting with the previous Covenants Committee Board Liaison, Jennifer Jennings, Fred Zapponi, and himself to discuss trying to get it on the board agenda next month.

Fred Zapponi welcomed Courtney Murrell as the new board liaison.

Member Comment: No member comments.

No action taken.

**3. Action Item: 45-Day Notice Fire Safety and Seasonal Fire Ban Rules Concluding**

*Committee acknowledge member comments received and considers any potential recommendations for modifications to rules during board of directors' consideration of adoption.*

The committee discussed the comments received from the notification period through July 3, 2020. The committee discussed 10-foot branch overhang is a concern but agreed to accept the language as is.

The committee discussed there are no changes recommended to the Board after reviewing the submitted comments.

Member Comment: No member comments.

Fred Zapponi moved to recommend the proposed Fire Safety and Seasonal Fire Ban Rules to the Board as written. JoAnn McDermott, seconded the motion.

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

**4. Discussion / Action Item: Proposed Changes to the Storage Rules and/or Garbage Rules**

*The committee will review and revise for proposed changes to the storage rules and/or garbage rules to incorporate rolling carts into these rules.*

The committee reviewed the current storage rules and garbage rules and discussed revising the following storage rule, and briefly discussed the enforcement process, the Town of Truckee right of way, and possible extra storage locations. The committee discussed proposed storage rule language and Don Ermak would research this further based on the discussion. Staff will follow up with the Town of Truckee presentation for the next Covenants Committee hearing. The committee agreed to postpone further discussion until the next meeting.

Member Comment: No member comments.

No action taken.

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

The committee reviewed the submitted comments from committee members in the proposed covenants enforcement procedures. The committee briefly discussed matching the rules to drafted procedures and a further legal review. The committee agreed to postpone until next meeting since some committee members who had submitted comments where not present.

Member Comment: No member comments.

Fred Zapponi moved to recommend the proposed changes to the Covenants Enforcement Procedures to the Board after a final review of all submitted committee member comments at the next meeting. Don Ermak seconded the motion.

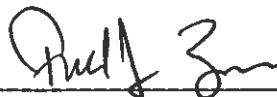
Action 5:0 (Zapponi, McDermott, Ashcraft, Noyes, Ermak)

Fred Zapponi moved to adjourn the meeting; Al Noyes seconded the motion.

**MEETING ADJOURNED: 03:51 PM.** The next meeting is scheduled for August 13, 2020, at 1:00 PM, via teleconference.

Prepared by Chris Simpson

Minutes approved by:



(Name)

8/17/2020

(Date)