



**Covenants Committee Meeting Minutes  
For February 10, 2022  
Teleconference – 1pm**

**MEMBERS PRESENT:** Don Ermak, Michael Paparian, Christine Madden (joined 1:11pm)

**ALTERNATES PRESENT:** Elizabeth Creger (left 3:41pm)

**TDA STAFF PRESENT:** Mike Carr, Sheryl Walker, Annie Rosenfeld

**OTHERS PRESENT:** Janet Chartier, Thuy Nguyen, Fred Goldsmith, Matthew Hundley

**CALLED TO ORDER:** 1:05PM

**MEMBER COMMENT:** No comment

**1. Action Item: Approval of January Meeting Minutes**

The committee reviewed the January minutes.

Member Comment: No member comments.

Mike Paparian moved to approve the January meeting minutes as drafted. Elizabeth Creger seconded the motion. Passed 3:0

Action 3:0 (Ermak, Paparian, Creger).

**2. Discussion Item: Board Approval Decisions**

Staff presented the Board approved actions to the committee including committee membership and confirming the chair for 2022. The committee also reviewed the Board approved goals for 2022. The committee discussed the new committee policy adopted 05-21 and that the committee has received guidance from the Board liaison(s) to continue to follow the committee charter until further direction is given by the Board regarding the new policy.

Member Comment: No member comments.

No action taken.

**3. Discussion Item: Covenants Enforcement Procedures Update**

Annie Rosenfeld, Director of Administrative Services, presented a current status update from legal counsel review on the specific questions regarding the revised enforcement procedures. Annie Rosenfeld explained that legal counsel did state that a 45-days' notice is required as the procedures are embedded into Covenants Rule Set. The committee discussed the next steps including once legal reviews the proposal and ensures no conflicts between the Governing Documents and Davis Stirling exist and ensure best practices are implemented, the committee will review before going back to the Board for approval to go out to a 45-day notice to the membership.

The committee discussed the staff recommendation of adding a definition section to ensure consistency in the interpretation of key terms. The committee discussed after legal review, there is opportunity to further refine the revised procedure.

Member Comment: No member comments.

No action taken.

**4. Discussion Item: Covenants Homeowner Communication + Education**

The committee discussed the 2021 summary of the past year's violation activity. Staff explained the focus on education and voluntary compliance efforts with a good neighbor approach versus enforcement.

Member Comment: No member comments.

No action taken.

**5. Action / Discussion Item: Exterior Light Pollution**

The committee discussed the topic of decorative lights, especially bistro style string lights per board direction from the December 17, 2021, board meeting and how the current covenants rule set can address this concern. The committee noted that all exterior lights are to be turned off at 10pm under current rules when not in use for safety purposed. Staff are requesting to bring this topic back to a subsequent meeting after researching other HOA actions in California and further committee review.

Member Comment: No member comments.

No action taken.

**6. Board Liaison Report**

Tahoe Donner Board Liaisons were not in attendance.

No action taken.

**HEARINGS**

*Unit 09, Lot 036*

*Unit 10, Lot 312*

*Unit 10, Lot 314*

Michael Paparian moved to adjourn the meeting; Christine Madden seconded the motion.

**MEETING ADJOURNED: 4:13PM.** The next meeting is scheduled for March 10, 2022, at 1:30pm, via teleconference.

Prepared by Sheryl Walker

Minutes approved by: \_\_\_\_\_; \_\_\_\_\_  
(Name) (Date)