



## Covenants Committee Meeting Minutes

### Posting

January 25, 2024

**Mezzanine 1:30 PM**

**MEMBERS PRESENT:** Stan Bienus (zoom), Michael Papanian (zoom), Elizabeth Creger (zoom), Jim McNamara (zoom)

**ALTERNATES PRESENT:**

**TDA STAFF PRESENT:** Kevin Finnen, Lisa Purchard, Annie Rosenfeld

**OTHERS PRESENT:** Jim Roth Board Liaison, Nate Christensen

**CALLED TO ORDER:** 1:33 PM

**MEMBER COMMENT:** None

**Action Item:**

**CONSENT CALENDAR:** Approval of the December meeting minutes.

Stan B. made a motion to approve the December meeting minutes. Elizabeth C. seconded.  
(Passed 4:0)

**Discussion Item:**

**Board Liaison Report.** Director Roth advised that he has nothing to report at this time.

**Draft 2024 Covenants Committee Task List.** The staff advised they are not ready to discuss at this time.

**Forestry Workflow.** Nate Christensen presented a defensible space overview to the committee, including a flow chart, and explained each item on the chart. Fall inspections and spring notice follow-ups including the fireside digital report. In April there are more TD news articles and e-blasts including resources such as a list of contractors, and how to dispose of green waste. In May inspections occurred including sending an official report giving everyone

45 days to correct and how staff can provide assistance. In June they continue inspections. In July the compliance dates begin, and staff will work with property owners on how to achieve compliance. In October they follow up on non-compliant properties identifying non-compliant properties for sufficiency review. The committee requested stats for how many owners don't respond to initial notices. Forestry staff identified 35-50 from last fall that were Non-compliant. If inspecting 1000 in 2023 that were due, 900-920 still need to be completed in spring. By the end of the program, only 2% max are brought to hearings. Elizabeth asked if the staff is sending out notifications outlining specific work required to be addressed. Staff advised that this information is in the TD news including several of the most common rules. Director Roth asked if direct emails are sent to owners before inspections. Staff replied that a courtesy reminder that went out in September of 2022 included a link to the rules and advising that inspections would occur that fall.

## **HEARINGS**

**Unit 10 Lot 367**

**Unit 06 Lot 365**

**Unit 10 Lot 195**

**Unit 06 Lot 186**

**Unit 06 Lot 042**

**Unit 10 Lot 238**

**Unit 10 Lot 424**

## **Discussion/Action Item:**

**Discussion of future officers will be tabled to the February Covenants meeting.**

## **Adjournment**

Elizabeth C moved to adjourn the meeting. Jim M seconded the motion.

Passed 3:0 (Paparian, Beller, Creger Bienus)

MEETING ADJOURNED: 3:27 PM. The next meeting is scheduled for February 22, 2024, at 1:30 PM, via Teleconference and in person in the Mezzanine at the Northwoods Clubhouse.

Prepared by Lisa Purchard

minutes approved by: Michael Paparian

