



## **Covenants Committee Meeting Minutes**

**September 26, 2024**

**Mezzanine 1:30 PM**

**MEMBERS PRESENT:** Jim McNamara, Elizabeth Creger (left the meeting at 1:50), Michael Paparian

**ALTERNATES PRESENT:** Steve Benton

**TDA STAFF PRESENT:** Lisa Purchard, Jason Hajduk, Laurie Hyde

**OTHERS PRESENT:** Yvonne Baur, Gary & Arleen Tahara, Chester Okuno, Eugene Boyer

**CALLED TO ORDER:** 1:30 PM

**MEMBER COMMENT:** Michael Paparian recommended that Steve Benton consider becoming a regular member of the committee.

**Action Item:** Approval of the August 22, 2024 meeting minutes.

Steve Benton made a motion to approve the meeting minutes. Mike Paparian seconded.  
(Passed 3:0 McNamara, Paparian, Benton)

**DISCUSSION/ACTION:** The committee reviewed the applicable sections of the C&Rs with respect to referring matters to the Board of Directors, acknowledging that the committee's authority to refer to the board is well defined in the C&Rs. The committee agreed that if fines and multiple meetings aren't working that would be an appropriate property to refer to the Board. The Board liason confirmed that the Board appreciates committee recommendations, rather than just referrals, and desires consistency.

No Action.

**DISCUSSION/ACTION:** The committee reviewed the Covenants Rules, C&Rs and Davis Sterling and agreed that staff has a duty to grant a one-month hearing postponement for a first time request but that a strong showing of good cause is required to grant subsequent postponements.

Jim McNamara made a motion to approve CSO staff's discretion to grant hearing postponements. Steve Benton seconded. (Passed 3:0 McNamara, Paparian, Benton)

## **HEARINGS:**

**Unit 8, Lot 418.**

**Unit 11, Lot 269**

**Unit 6, Lot 130**

**Unit 6, Lot 131**

**Unit 6, Lot 132**

**Unit 10, Lot 243**

## **Adjournment**

Steve Benton moved to adjourn the meeting. Jim McNamara seconded the motion.  
Passed 3:0 (McNamara, Paparian, Creger)

MEETING ADJOURNED: 4:06 PM. The next meeting is scheduled for October 24, 2024, at 1:30 PM, via Teleconference and in person in the Mezzanine at the Northwoods Clubhouse.

Prepared by Lisa Purchard, CSO Manager

minutes approved by: Jim McNamara, Covenants Committee Chair