



Covenants Committee Meeting Minutes

November 21, 2024

Mezzanine 1:00 PM

MEMBERS PRESENT: Jim McNamara, Elizabeth Creger, Stan Bienus

ALTERNATES PRESENT: Steve Benton

TDA STAFF PRESENT: Lisa Purchard, Jason Hajduk-Dorworth, Stacey Fite, Pol Salmon Hidalgo

OTHERS PRESENT: None

CALLED TO ORDER: 1:03 PM

MEMBER COMMENT: None

Action/Discussion Item: Consent calendar

The committee reviewed the draft September 26, 2024 meeting minutes. Jim McNamara made a motion to approve the minutes as drafted. Stan Bienus seconded. (Passed 3:0 McNamara, Creger, Bienus)

COVENANTS HEARING PANEL DECISION AND ACTION STATEMENT:

Action: 3:0 (McNamara, Creger, Bienus): The committee agreed to approve the September 26, 2024 meeting minutes as drafted.

Action/Discussion Item: 2025 Covenants Committee meeting calendar.

The committee reviewed the draft 2025 meeting calendar. Jim McNamara made a motion to approve the draft 2025 meeting calendar for publication to the membership. Stan Bienus seconded. (Passed 3:0 McNamara, Creger, Bienus)

COVENANTS HEARING PANEL DECISION AND ACTION STATEMENT:

Action: 3:0 (McNamara, Creger, Bienus): The committee agreed to approve the draft 2025 meeting calendar for publication to the membership.

Action/Discussion Item: 2025 draft Covenants Committee Task List

The committee reviewed the draft 2025 Covenants Committee Task List, and agreed that the committee charter is sufficient as written and no changes in membership are required. The committee acknowledged that recruiting efforts need to be ramped up in order to maintain the requirement for 5 regular members. The committee agreed that item #2 should be removed from the special task list.

Jim McNamara made a motion to approve the task list as drafted, after striking #2 from the special task list. Stan Bienus seconded. (Passed 3:0 McNamara, Creger, Bienus)

COVENANTS HEARING PANEL DECISION AND ACTION STATEMENT:

Action: 3:0 (McNamara, Creger, Bienus): The committee agreed to approve the 2025 Covenants Committee task list as drafted, for board review, after striking #2 from the special task list.

Action/Discussion Item: Board liaison report

No action.

HEARINGS:

Unit 10 Lot 367

Unit 6 Lot 365

Action/Discussion Item: Member recruiting

The committee discussed the fact that there are only 4 regular members on the committee and that the charter requires 5. Jim McNamara made a motion to forward a recommendation to the Board of Directors to change the status of Steve Benton from alternate to full member. Stan Bienus seconded. Passed 3:0 (McNamara, Creger, Bienus)

COVENANTS HEARING PANEL DECISION AND ACTION STATEMENT:

Action: 3:0 (McNamara, Creger, Bienus) The committee agreed to forward a recommendation to the Board of Directors to appoint Stan Bienus as a full member of the Covenants Committee.

Adjournment

Jim McNamara moved to adjourn the meeting. Elizabeth Creger seconded the motion. Passed 3:0 (McNamara, Creger, Bienus)

MEETING ADJOURNED: **2:14 PM** . The next meeting is scheduled for December 17, 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**