



Covenants Committee Meeting Minutes

January 23rd, 2025

Mezzanine 1:30 PM

MEMBERS PRESENT: Jim McNamara, Elizabeth Creger, Mike Paparian, Steve Benton

ALTERNATES PRESENT: None

BOARD LIASON: Jim Roth

TDA STAFF PRESENT: Lisa Purchard, Cheryl Olsen, Jason Hajduk-Dorworth

OTHERS PRESENT: Kenneth Knutsen, Raymond Cadei, Pol Hidalgo, Bill Seline

CALLED TO ORDER: 1:30 PM

MEMBER COMMENT: Jim McNamara would like messaging conveyed to the membership as follows: If you put a garbage can out at the end of your driveway on collection day, it should have a lid on it that fits securely on the can.

Action Item: CONSENT CALENDAR: The committee reviewed the December 17th, 2024 Covenants Committee meeting minutes. Elizabeth Creger moved to approve the minutes as drafted. Jim McNamara seconded. Passed 4:0 (McNamara, Creger, Paparian, Benton)

Discussion Item: Board liaison report: the Board of Directors approved Steve Benton as a regular member in its December 20, 2024 board meeting.

Action Item: The committee discussed Raymond Cadei's application to join the Covenants Committee as an alternate, having fulfilled all of the appointment qualifications under the Covenants Committee Charter. Jim McNamara moved to forward Raymond Cadei's nomination for committee alternate to the Board of Directors. Elizabeth Creger seconded. Passed 4:0 (McNamara, Creger, Paparian, Benton)

Discussion Item: The committee reviewed a draft database of hearings and outcomes to assist the committee in consistent decision making. The committee suggested adding the covenants rule fine

schedule to the spreadsheet. The committee also reminded staff that due process requires that a “first violation” involve a hearing and decision rather than just a violation. The committee agreed that the spreadsheet draft be distributed to the committee via email.

HEARING:

Unit 11, Lot 256

Adjournment

Jim McNamara moved to adjourn the meeting. Mike Paparian seconded the motion. Passed 4:0 (McNamara, Creger, Paparian, Benton)

MEETING ADJOURNED: 3:09 PM. The next meeting is scheduled for February 27th, 2025, at 1:30 PM, via teleconference and in person in the Mezzanine at the Northwoods Clubhouse.

Prepared by Lisa Purchard, Community Standards Manager

minutes approved by: _____; _____

Jim McNamara, Covenants Committee Chair Date