



## **Covenants Committee Meeting Minutes**

**March 27, 2025**

**Mezzanine 1:30 PM**

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

**ALTERNATES PRESENT:** Raymond Cadei

**BOARD LIASON:** No

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

**OTHERS PRESENT:** Adam Carabetta, Mike Brown

**CALLED TO ORDER:** 1:31 PM

**MEMBER COMMENT:** Steve Benton asked about garbage spill checks and staff advised that drive-around inspections are being performed on Tuesday mornings as time and staffing allows.

**Action Item:** CONSENT CALENDAR: The committee reviewed the January 23, 2025 Covenants Committee meeting minutes. Steve Benton moved to approve the minutes as drafted. Jim McNamara seconded. Passed 4:0 (McNamara, Creger, Paparian, Benton)

**Discussion Item:** Board liaison report: None

**Action Item:** The committee reviewed Mike Brown's application for committee membership for referral to the Board after having completed all prerequisites. Jim McNamara moved to forward Mike Brown'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 the draft database of hearings and outcomes to assist with consistent decision-making. The committee suggested adding a summary column with violation type, as well as changing the background grays to something lighter not requiring a lot of printer ink. The committee discussed due process with respect to the fine schedule for first violations, including trash spills, waiving the \$400 fine for a first trash spill. This would require either modifying procedure, or a rule change, however, the applicable Covenants rule reads "**may** result in a fine of \$400 for the 1st



violation". The committee instructed staff to draft a document summarizing due process as it applies to fines within the Tahoe Donner C&Rs, Covenants Rules and Davis Stirling. In particular, the committee suggested modifying the language in the Covenants Rules, Section 4.6, as follows: "First garbage spill: A notification of the..." to include the above language "and **may** result in a fine of \$400..."

## HEARING:

### Unit 6, Lot 365

### Adjournment

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

MEETING ADJOURNED: 2:37 PM. The next meeting is scheduled for April 24, 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