



Covenants Committee Meeting Minutes

August 28, 2025

Mezzanine 1:30 PM

MEMBERS PRESENT: Jim McNamara (Chair), Elizabeth Creger (Vice Chair), Michael Paparian, Steve Benton (left the meeting at 3:20 pm)

ALTERNATES PRESENT: Raymond Cadei, Mike Brown

BOARD LIAISON: Not present

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

OTHERS PRESENT: Phoebe Ellis, Dan and Carole Libarle, Gene Karnes, Aashish Bhatia, Eric Stocklmeir, Adam Kershaw, Carrie Goldsworthy, Gary Flores, Briitni Kern, Michael Turner, Nancy Guittard , Michelle Oliveira, Karen Carlson, Chris Beck

CALLED TO ORDER: 1:36 PM

MEMBER COMMENTS: Elizabeth Creger had a question about STR and ADU violations and was advised by staff of the channels for submitting a complaint.

Action Item: CONSENT CALENDAR: The committee reviewed the July 24, 2025 Covenants Committee meeting minutes. Mike Paparian moved to approve the minutes as drafted. Steve Benton seconded. Passed 4:0 (McNamara, Creger, Paparian, Benton)

Discussion Item: Board Liaison report: written report submitted to staff and distributed to the committee via email.

HEARINGS:

Unit 10, Lot 94

Unit 4, Lot 375

Unit 4, Lot 231

Unit 10, Lot 95

Unit 6, Lot 622

Unit 2, Lot 30

Unit 10, Lot 33

ACTION/DISCUSSION: Committee discussion re: safety exception for exterior lighting – moved to the September 25, 2025 Covenants Committee meeting.

ACTION/DISCUSSION: Committee Task List Item: compare/contrast TOT and TDA STR rules lighting – moved to the September 25, 2025 Covenants Committee meeting.

Adjournment

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

MEETING ADJOURNED: 4:49 PM. The next meeting is scheduled for September 25, 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