



Covenants Committee Meeting Minutes

July 24, 2025

Mezzanine 1:30 PM

MEMBERS PRESENT: Jim McNamara (via teleconference), Elizabeth Creger (acting Chair), Michael Paparian, Stan Bienus, Steve Benton

ALTERNATES PRESENT: Raymond Cadei, Mike Brown

BOARD LIAISON: Denise Gauny

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

OTHERS PRESENT: Matthew Strader, Maribel Martinez (with interpreter)

CALLED TO ORDER: 1:32 PM

MEMBER COMMENTS: Elizabeth Creger expressed concerns about a vendor who is causing disruption to the Association and was advised by staff to file a complaint with the CSO. Elizabeth Creger also asked staff for an update on the status of the project at 13922 Northwoods and staff advised that they have an extension to June 30, 2026.

Action Item: CONSENT CALENDAR: The committee reviewed the May 22, 2025 Covenants Committee meeting minutes. Elizabeth Creger moved to approve the minutes as drafted. Jim McNamara seconded. Passed 5:0 (McNamara, Creger, Paparian, Bienus, Benton)

Discussion Item: Board Liaison report: The board liaison advised the committee that an overview of AB 130 and a proposed emergency fine schedule will be presented to the BOD on July 25, 2025.

HEARINGS:

Unit 1 Lot 42

Unit 1 Lot 49

Unit 3 Lot 299

ACTION/DISCUSSION: Committee Task List Item: compare/contrast TOT and TDA STR rules: Due to a meeting room conflict, this discussion has been moved to the August 28, 2025 Covenants Committee meeting.

ACTION/DISCUSSION: Covenants Rule 4.13 clarification on trailers. Due to a meeting room conflict, this discussion has been moved to the August 28, 2025 Covenants Committee meeting.

DISCUSSION: AB 130 and proposed changes to the Covenants Rules fine schedule

Staff provided an overview of the new AB 130 which limits HOA fines, advising that an emergency fine schedule would be presented to the Board of Directors on July 25, 2025 which is valid for 120 days, after which a permanent fine schedule change will be presented to the Board for 45-day notice to the membership.

Adjournment

Elizabeth Creger moved to adjourn the meeting. Mike Paparian seconded the motion. Passed 5:0 (McNamara, Creger, Paparian, Bienus, Benton)

MEETING ADJOURNED: 3:19 PM. The next meeting is scheduled for August 28, 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