



Covenants Committee Meeting Minutes

October 23, 2025

Mezzanine 1:30 PM

MEMBERS PRESENT: Elizabeth Creger (Acting Chair), Michael Paparian, Steve Benton

ALTERNATES PRESENT: Raymond Cadei (Alternate on meeting date), Mike Brown

BOARD LIAISON: Denise Gauny

TDA STAFF PRESENT: Lisa Purchard, Laurie Hyde, Annie Rosenfeld, Jason Hajduk-Dorworth, Nate Christensen

OTHERS PRESENT: Andrew Hogg, Caleb Fry, Rick Dwelle, Matt and Kerry Walsh

CALLED TO ORDER: 1:32 PM

MEMBER COMMENTS: None

Action Item: CONSENT CALENDAR: The committee reviewed the September 25, 2025 Covenants Committee meeting minutes. Steve Benton moved to approve the minutes as drafted. Mike Paparian seconded. Passed 3:0 (Creger, Paparian, Benton)

Board Liaison report: Denise Gauny advised the committee of the various items discussed at the September 26, 2025 Board of Directors meeting which included updates to the ski lodge and other projects and a warm recognition of staff for their service.

HEARINGS:

Unit 4, Lot 407

Unit 5, Lot 251

ACTION/DISCUSSION: Committee Task List item: compare/contrast TOT and TDA STR rules (discussion carried over from September 25 meeting)

- The committee reviewed the remainder of the document, noting that the first line needs to be corrected to "Rentals of 30 days or fewer"
- The document will be finalized and used as a basis for possible future rule updates.

No action.

Denise Gauny left the meeting at 3:25 pm

ACTION/DISCUSSION ITEM: Proposed permanent fine schedule for BOD

The committee reviewed the fine schedule and suggested that the fine for Noxious Activity be reduced to a minimum of \$100 from a minimum of \$400 given that not all noxious activity poses a health and safety risk. Staff advised that they will make that change to the fine schedule before presenting it to the board in November.

No Action.

ACTION/DISCUSSION: Review completion status of 2025 task list and review/discuss draft 2026 task list

The committee reviewed the 2025 task list and the proposed 2026 task list with staff advising that the draft may change before presenting it to the board.

No Action.

Adjournment

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

MEETING ADJOURNED: 4:12 PM. The next meeting is scheduled for November 20, 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: _____  _____

Elizabeth Creger, Covenants Committee Vice Chair Date: October 27, 2025