



Covenants Committee Meeting Minutes

January 22, 2025

Mezzanine 1:30 PM

MEMBERS PRESENT: Jim McNamara (Chair), Elizabeth Creger (Vice Chair), Mike Paparian, Steve Benton, Raymond Cadei

ALTERNATES PRESENT: None

BOARD LIAISON: Denise Gauny (left the meeting at 3:47 PM)

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

OTHERS PRESENT: Song Peng, Haili Zhuang, Cecelia Garcia, Lisa Aydelott, Alex Norcliffe, Jamie Jarvis, Paul Garritson

CALLED TO ORDER: 1:30 PM

MEMBER COMMENTS: Elizabeth Creger asked about making a light complaint and was advised by staff of the procedure. Raymond Cadei asked a question regarding garbage spills violations under the temporary fine schedule.

Action Item: CONSENT CALENDAR: The committee reviewed the December 16, 2025 Covenants Committee meeting minutes. Steve Benton moved to approve the minutes as drafted. Raymond Cadei seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei)

Board Liaison report: Director Gauny gave a report on the recent special board meeting, noting that member satisfaction regarding violations enforcement has increased since the last survey in 2023, and reporting on other agenda items discussed in the special meeting as well as upcoming agenda items on the 1.23.26 regular board meeting.

The committee went into closed session for hearings at 2:00 PM

Unit 5, Lot 138

Unit 4, Lot 184

Unit 10, Lot 359

Unit 9, Lot 006

Unit 9, Lot 200

The committee reconvened in open session for discussion at 4:19 PM

ACTION/DISCUSSION:

Mike Paparian moved to recommend Jim McNamara as Chair of the Covenants Committee for 2026, and Elizabeth Creger as Vice Chair. Steve Benton seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei)

The committee discussed rotating the Vice Chair position to provide depth and experience as well as for cover and succession planning, with regular covenants committee members taking turns at chairing a meeting throughout the 2026. A calendar will be sent out to the committee via email for informal scheduling.

Jim McNamara motioned to adjourn. Elizabeth Creger seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei)

MEETING ADJOURNED: 4:28 PM. The next meeting is scheduled for February 26, 2026, 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: