



Covenants Committee Meeting Minutes
April 23, 2026
Northwoods Clubhouse and Zoom

Committee Members:

Jim McNamara, Chair (in person)
Elizabeth Creger, Vice Chair (via zoom)
Mike Paparian, Member (in person)
Steve Benton, Member (via zoom)
Raymond Cadei, Member (in person)
Mike Brown, Alternate (in person)

Liaisons:

Denise Gauny, Director (in person)

Others Present: Jason Hajduk (staff)

Laurie Hyde (staff)
Claire Ellinwood (staff)

1. Call to Order / Quorum Call

The meeting was called to order at 1:30 PM with 5 committee members and one alternate present, constituting a quorum.

2. Member Comments

The Committee Chair opened member comments. There were 2 comments from members.

a. Raymond Cadei shared that a neighbor commented on how well we responded to an incident.

The staff listened, was timely, efficient, and with great follow-up.

b. Jim McNamara shared a neighbor inquiry. The homeowner asked if Tahoe Donner can get a speed indicator between Winter and Hansel. There seems to be consistent speeding going in that area. Jason explained the Town of Truckee governs the streets in Tahoe Donner and they provide the speed indicators.

3. Approval of Prior Meeting Minutes

Mike Paparian moved to approve the March 26, 2026 meeting minutes as drafted. Raymond Cadei seconded.



Action: 5:0 (Paparian, Cadei, McNamara, Creger, Benton) The committee agreed to approve the March 26, 2026 meeting minutes.

4. Board Liaison Report

Denise Gauny briefed the committee on items from the March 27, 2026 regular board meeting, as well as upcoming agenda items on the April 24, 2026 board meeting.

5. Hearings: None

6. Discussion:

Mike Paparian presented to the committee an overview and chart comparing Town of Truckee STR rules, Tahoe Donner STR rules, and owner rules, with a suggestion that some of the rules that are specific to STRs should apply to all owners regardless of resident status.

The Committee agreed to agendize this topic for a future meeting to review rules for possible changes to refer to the board.

Staff introduced the topic of amenity access rule violations to the committee, with the committee advising that the more serious or repeat violations be brought to hearings. The committee suggested this topic be brought back to a future meeting to discuss the various amenity access violations, determine documentation requirements and discuss fines in more detail before staff moves ahead with bringing these violations to a hearing

7. Next Meeting

The next meeting is scheduled for May 21, 2026.

8. Adjournment

Elizabeth Creger moved to adjourn the meeting. Raymond Cadei seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei)

Action: 5:0 (Creger, Cadei, McNamara, Paparian Benton) The committee agreed to adjourn the meeting at 2:48PM.