



Covenants Committee Meeting Minutes
March 26, 2026
Northwoods Clubhouse and Zoom

Committee Members:

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

Liaisons:

Denise Gauny, Director (via Zoom)

Others Present:

Joel Andren (via Zoom)
Michael Ho (via Zoom)
Heather Philips (via Zoom)

1. Call to Order / Quorum Call

The meeting was called to order at 1:31 PM with 5 committee members and one alternate present, constituting a quorum.

2. Member Comments

The Committee Vice Chair opened member comments. There was one comment from Elizabeth Creger regarding sending complaints to the CSO. Also Elizabeth commented that the Town of Truckee is no longer preventing JADUs from being rented long-term when the main house is a registered short-term rental.

3. Approval of Prior Meeting Minutes

Steve Benton moved to approve the February 26, 2026 meeting minutes with one correction to the number "one" under member comments that was crossed out. Mike Paparian seconded.

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



4. Board Liaison Report

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

For each of the agenda hearing items below, the committee reviewed the inspection history, photos, compliance deadline and history of communication between staff and the respondent, as well as the applicable Covenants Rules and the board-approved emergency fine schedule.

Unit 5, Lot 104

Unit 6, Lot 298

Unit 10, Lot 113

Added Discussion:

The committee engaged in a brief discussion concerning the inconsistencies between Tahoe Donner and the Town of Truckee's STR rules, with Michael Paparian suggesting that Tahoe Donner defer all STR enforcement to the Town of Truckee.

5. Next Meeting

The next meeting is scheduled for April 23, 2026.

6. Adjournment

The meeting was adjourned at 3:36 PM.