



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

Committee Members:

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

Liaisons:

Denise Gauny, Director (absent)

Others Present:

Skip McGowan (via Zoom)
Julie Swan (in person)
Dana Moraru (in person)
Sarah and Jeff Crowley (in person)
Justin Vivian (in person)
Ken Knutsen (in person)

1. Call to Order / Quorum Call

The meeting was called to order at 1:45 pm with 4 committee members and one alternate present, constituting a quorum.

2. Member Comments

The Committee Chair opened member comments. There was one member comment by Elizabeth Creger with questions about parking on dirt. Jim McNamara made a comment complimenting recent efforts by the Community Standards staff to improve their sufficiency and hearing document quality.

3. Approval of Prior Meeting Minutes

The minutes from the January 22, 2026 meeting were approved. Steve Benton moved to approve the January 22, 2026 meeting minutes. Jim McNamara seconded.



Action: 4:0 (McNamara, Creger, Paparian, Benton) The committee agreed to approve the January 22, 2026 meeting minutes.

4. **Board Liaison Report**

A written report from our board liaison was emailed to the committee members.

For each of the agenda hearing items below, the committee reviewed the hearing item specific 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.

Agenda Item #1: Unit 11, Lot 133

Agenda Item #2: DISCUSSION: Post-hearing communication between staff and members (agenda item added by Vice Chair)

The committee determined that current staff practice regarding communication with complainants is adequate.

Because there was time available until the next hearing, the committee additionally discussed complaints regarding “trespassing”, that is, individuals entering and temporarily using property without permission.

Agenda Item #3: Unit 1, Lot 384

Agenda Item #4: Unit 5, Lot 159

Agenda Item #5: Unit 11, Lot 256

Agenda Item #6: Unit 2, Lot 228

5. **Next Meeting**

The next meeting is scheduled for March 26, 2026.

6. **Adjournment**

The meeting was adjourned at 4:24 PM.