



Covenants Committee Meeting Minutes

June 25, 2026

Northwoods Clubhouse and Zoom

Committee Members:

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

Liaisons:

Denise Gauny, Director (in person)

Others Present:

Lisa Purchard (staff)
Jason Hajduk (staff)
Laurie Hyde (staff)
Shane Seitz (zoom)
Tom and Grace Barton (zoom)
Heather Philips (zoom)

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 no member comments. The committee chair closed member comments.

3. Approval of Prior Meeting Minutes

Jim moved to approve the April 23, 2026 meeting minutes as drafted. Elizabeth 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 previous two board meetings, as well as upcoming agenda items on tomorrow's board meeting.

Jason Hajduk mentioned the joint Tahoe Donner–Town of Truckee evacuation study meeting on July 3rd. Lisa Purchard sent email to the committee with relevant information.

5. Hearings:

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 fine schedule.

Agenda Item #1: Unit 10, Lot 159

The committee agreed to affirm the violation and levy a fine held in abeyance.

Agenda Item #2: Unit 11, Lot 238

The committee agreed to affirm the violation and levy a fine held in abeyance.

Agenda Item #3: Unit 10, Lot 113

The committee agreed to affirm one of the violations but to dismiss the other and to levy a fine held in abeyance.

Agenda Item #4: Unit 6, Lot 220

The committee agreed to affirm the violation and levy a fine.

6. Discussion: Amenity Access Violations

Staff presented an overview of potential amenity access and conduct violations which were previously handled by each amenity manager and will now be brought into the Covenants enforcement process. The committee engaged in preliminary discussions regarding the mechanism for handling these violations with the focus being initially on education of the membership of the new rules surrounding the amenity access program.

7. Next Meeting

The next meeting is scheduled for July 23, 2026.



8. Adjournment

Ray Cadei moved to adjourn the meeting. Jim McNamara seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei). Meeting adjourned at 4:08 PM.