Covenants Committee Meeting Minutes

October 22, 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 (teleconference)
Raymond Cadei, Member (in person)
Mike Brown, Alternate (in person)

Liaisons:

Denise Gauny, Director (in person)

Others Present:

Benjamin Levine (Director, in person)
Lisa Purchard (staff in person)
Laurie Hyde (staff in person)
Cheryl Olsen (staff in person)
Nate Christensen (staff in person)
Mike and Karen Weiss (via zoom)
Ray Smith (via zoom)
Phyllis Salaber (via phone)
Barry Weiland (in person)
John Kelly (via 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. The committee chair closed member comments.

3. **Consent Calendar**
   Ray Cadei moved to approve the September 24, 2026 meeting minutes as drafted. Elizabeth Creger seconded. Passed 5:0.
   Action: 5:0 (McNamara, Creger, Paparian, Benton, Cadei) The committee agreed to approve the consent calendar.

4. **Board Liaison Report**

Denise Gauny briefed the committee on items from the previous board meetings, as well as upcoming agenda items.

5. **Hearings and Discussions**

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 1, Lot 406

The committee affirmed the violation and levied a fine held in abeyance

Agenda Item #2: ACTION/DISSCUSSION: 2026 Task List status and initial thoughts on 2027 Task List

The committee updated the proposed task list so that staff can forward it to the board for review in their October 30, 2026 meeting.

Agenda Item #3: Unit 1, Lot 48

The committee affirmed the violation and referred the property to the board of directors

Agenda Item #4: Unit 1, Lot 100

The committee affirmed the violation and levied a fine

Agenda Item #5: Unit 4, Lot 546

The committee affirmed the violation and levied a fine held in abeyance

Agenda Item #6: Unit 4, Lot 628

The committee affirmed the violation and levied a partial fine

Agenda Item #7: Unit 3, Lot 287

The committee affirmed the violation and levied a partial fine

6. **Next Meeting**
   The next meeting is scheduled for Tuesday, November 24, 2026.

7. **Adjournment**
   Ray Cadei moved to adjourn the meeting. Mike Paparian seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei) Meeting adjourned at 3:55 PM.