Covenants Committee Meeting Minutes

July 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 (via teleconference)
Raymond Cadei, Member (Acting Chair, in person)
Mike Brown, Alternate (in person)

Liaisons:

Denise Gauny, Director (via teleconference)

Others Present:

Benjamin Levine (Board President, in person)
Annie Rosenfeld (staff in person)
Jason Hajduk (staff in person)
Lisa Purchard (staff in person)
Laurie Hyde (staff in person)
Nate Christensen (staff in person)
Chris and Debbie Worley (in person)
Kelly Johnson (in person)
Matt McGinnis (zoom)
Lisa Aydelott (zoom)
Zachary Price (zoom)
Allan Sword (in person)
Dana Moraru (in person)

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. Elizabeth Creger commented that she thinks any committee member acting as meeting chair should be present in person rather than via teleconference. The committee chair closed member comments.

3. **Approval of Prior Meeting Minutes**

   Jim McNamara moved to approve the June 25, 2026 meeting minutes as drafted. Mike Paparian seconded. **Action: 5:0** (Paparian, Cadei, McNamara, Creger, Benton) The committee agreed to approve the June 25, 2026 meeting minutes.

4. **Board Liaison Report**

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

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 9, Lot 006

The committee referred the violation to the Board of Directors.

Agenda Item #2: Unit 11, Lot 252

No action.

Agenda Item #3: Unit 9, Lot 199

The committee dismissed the complaint.

Agenda Item #4: Unit 4, Lot 577

The committee held the fine in abeyance.

Agenda Item #5: **Unit 10, Lot 359**

The committee levied a fine of $100

Agenda Item #6: **Unit 4, Lot 542**

The committee held the fine in abeyance.

Agenda Item #7: Unit 1, Lot 384

The committee delayed the decision to the next meeting.

6. **Next Meeting**
   The next meeting is scheduled for August 27, 2026.

7. **Adjournment**

   Steve Benton moved to adjourn the meeting. Jim McNamara seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei). Meeting adjourned at 4:33 PM.