Covenants Committee Meeting Minutes

September 24, 2026

Northwoods Clubhouse and Zoom

Committee Members:

Jim McNamara, Chair (in person)
Elizabeth Creger, Vice Chair (in person)
Mike Paparian, Member, (Acting Chair 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 (Board President, in person)
Annie Rosenfeld (staff in person)
Laura Lindgren (member, in person)
Bill Seline (staff in person)
Jason Hajduk (staff in person)
Lisa Purchard (staff in person)
Laurie Hyde (staff in person)
Cheryl Olsen (staff in person)
Trevor Sherman (in person)
Adam Pisoni (in person)
Rod Whitten (via zoom)
Scott Hill (via zoom)
John Kelly (in person)
Stacey Epstein (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**
   Jim McNamara moved to approve the August 27, 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. Reviewing 2027 operating budget – concl. Neg, operations / weather to be reviewed, homeowners insurance work w/Jason, pass annual budget – assessment, stat objectives for committees – rule changes, gov bills affecting HOA

5. **Staff-led Listening Session**

Annie Rosenfeld presented to the committee and the committee expressed the following concerns:

Capital plan, everyday plan, larger plan to help guide the committees

Members first organization: one member brought up that there should be subsets (part timers are inadvertently helping full time), another member said we were doing things on track

Mission and vision: amenity access, STR black out dates, members said the statements are lengthy and we have a tremendous value.

Strategic objectives: Fire safety and climate change

10 yrs from now: higher property values, amenities still good or better, how will we evolve at build out, more population should match the size of amenities

6. **Hearings**

   Unit 7, Lot 406

   The committee levied a fine of $300

   Unti 3, Lot 319

   The committee levied a fine of $100

Unit 3, Lot 1

The committee levied a fine of $100

Unit 3, Lot 287

The committee levied a fine of $100

Unit 8, Lot 69

The committee levied a fine of $200

7. **Next Meeting**
   The next meeting is scheduled for October 22, 2026.

8. **Adjournment**

   Elizabeth Creger moved to adjourn the meeting. Raymond Cadei seconded. Passed 5:0 (McNamara, Creger, Paparian, Benton, Cadei) Meeting adjourned at 4:15 PM.