Covenants Committee Meeting Minutes

August 27, 2026

Northwoods Clubhouse and Zoom

Committee Members:

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

Liaisons:

Denise Gauny, Director (in person)

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)
Julie Swan (in person)
Joseph Kuto (in person)
Scott Hill (via zoom)
Chris Ralston (via zoom)
Tiffanie Jower (via zoom)
Amy Rudloff (via zoom)
Dondi De Ocampo (via zoom)

1. **Call to Order / Quorum Call**
   The meeting was called to order at 1:31 PM with 2 committee members and one alternate present, constituting a quorum.

2. **Member Comments**

   The Committee Chair opened member comments. Elizabeth Creger made a comment about parking on the dirt Town right of way. The committee chair closed member comments.

3. **Consent Calendar**
   Jim McNamara moved to approve the July 23, 2026 meeting minutes as drafted, along with the two sets of previous corrected minutes. Mike Brown seconded. Passed 3:0.
   Action: 3:0 (McNamara, Creger, Brown) The committee agreed to approve the entire 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

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 384

The committee levied a total fine of $200.

Agenda Item #2: Unit 3, Lot 001

The committee deferred the decision.

Agenda Item #3: HEARING: Unit 5, Lot 239

The committee held the fine in abeyance.

Agenda Item #4: HEARING: Unit 1, Lot 290

The committee levied a fine of $100. The committee dismissed two of the complaints.

Agenda Item #5: HEARING: Unit 5, Lot 251

The committee held the fine in abeyance.

Agenda Item #6: HEARING: Unit 9, Lot 637, Lot 638, Lot 639

The committee agreed to refer the decision to the Board of Directors.

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

7. **Adjournment**

   Elizabeth Creger moved to adjourn the meeting. Mike Brown seconded. Passed 3:0 (McNamara, Creger, Brown). Meeting adjourned at 4:03 PM.