



COVENANT COMMITTEE MEETING

January 19, 2022

1:30 p.m.

LOCATION: KCPOA Office and Zoom Video Conference

AGENDA

NOTE: ALL KCPOA Board and Committee meetings are open to residents

Ken Rodrigues	Chair
Dave Parrish	Member
Marie Parkinson	Board Liaison & Member
Jerry Schaefer	Member
Jason Akovenko	Member

1. Call to Order
2. Establish Quorum
3. Introduction of Guests
4. Resident questions and comments
 - Folding Basketball Backstops Rule
 - comments by resident Kathy Fuhs of 1120 Hill Circle, Camels Ridge
 - separate complaint received on portable basketball hoop located at 3640 Camels View
 - 2427 Lyons View Point, resident Annie Moore, alleged tailgating violation
5. Approval of November 17, 2021, Minutes
6. Covenant Enforcement updates
 - Violations Report Review: feedback, discussion, questions, follow-up actions required
 - Committee guidance to CM for enforcement process improvements
 - Leasing Policy Enforcement
 - Discuss current enforcement procedures, process, and fine amount for violations
 - Audit enforcement to date, as was recently done for the Tailgating Policy
 - Provide clarification on which forms and documents must be submitted to office (Exhibit A &B)
 - Community Manager (CM) report
 - Follow-up on gate access/tailgating fines refunded to residents which were assessed in error
7. Rule and Policy Modifications
 - *Use, Maintenance & Living Environment Standards:*
 - Discuss modifications to section 2.26 *Signs* and 2.27 *Political Signs* to comply with state statute changes that went into effect on September 7, 2021.
 - Commitment to post to web site and distribute via weekly update email in early December after 12/2/21 EB approval to do so. Purpose of posting was to provide for resident feedback/comment period during month of December. This plan was published in the September newsletter as well.

- CM to send consolidated report of resident feedback in early January to CC, followed by committee's incorporation of this input into proposed rule at its January meeting. Finally, advance proposed rule change recommendations to EB for ratification at its subsequent meeting.
- *Covenant Policy*:
 - Solidify recommended changes to the Covenant Policy to align with recent changes to ARC Builder Regulations.
 - Update fine schedule table with new and updated builder regulation fines
 - Differentiate signage violation in fine table
 - For which violations will the ARC issue a fine on first offense?
 - Advance recommended CP changes to EB for approval consideration.
- Initiative to execute policy review by legal counsel.
 - Brainstorm objectives for this endeavor
 - Proposal to conduct a pilot effort by selecting two policies for review, as well as formulating questions to ask counselor
 - Identify candidate law firms.

8. Other Business

- Owner request seeking approval of beehive at 3840 Edgecliff Court
- Ken Rodrigues, transition from Chair to Committee Member

9. Set date for next committee meeting (March 16 at 1:30pm proposed) and confirm that this date has been communicated from community management to webmaster for posting, then adjourn.