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**COVENANT COMMITTEE**

**May 18, 2022**

**Minutes**

**Call to Order** – The Covenant Committee Meeting was called to order at 1:30 PM in person and via Zoom by Chairman Marie Parkinson.

**Establish Quorum** – Quorum was established.

Board Liaison/ CC Chair Marie Parkinson Present

Member Ken Rodrigues Present

Member Dave Parrish Present

Member Jerry Schaefer Absent

Member Jason Akovenko Present

Member Lyn Hente Present

Diane Hampson, KCPOA Community Manager, and Sheridan Rohde Assistant Community Manager were also in attendance.

**Introduction of Guests**

Barbara Rist representing as the ARC Chair, and as a homeowner.

**Approval March 16, 2022, Minutes** The minutes from March 16, 2022, were approved as amended. (Rodrigues/ Akovenko). Motion passed. The minutes from the May 18, 2022, will be compiled by Sheridan Rohde and emailed to committee members for approval.   
  
**Resident Questions and Comments**

1. 3685 Hill Circle – Lee Home

* A discussion ensued regarding the next steps for this situation. This home was under construction and was under the ARC purview. However, a foundation had been poured without Final Approval of the ARC as well as illegally storing materials on the lot for over 9 months. This was moved over to the CC to discuss what the next steps for this are in terms of covenant policy. A motion was made to continue following the covenant policy on the storage violation, and to send a second violation regarding restoring the lot to its original condition after illegal foundation pour based on Article 9.16. As well as to ask attorney if self-help should occur if it’s in ongoing legal dispute. (Rodrigues/Akovenko) Motion carried.

1. Portable Basketball Hoops

* Rist was informed that the Covenant Committee were contemplating rewording regarding 2.8.

**Rules and Policy Modifications:**

1. Use, Maintenance & Living Environment Standards:
2. The Chair submitted a revised version of 2.8:  
   As follows is the proposed change to the rule:   
    *2.8 Swing Sets, Playhouses, Play Areas, Sports Equipment or Other Similar Apparatus, etc.;* Fixed in place basketball backstops are not permitted; however, folding backstops or other sports equipment are acceptable when being used on a daily basis. They shall be stored indoors, in a garage, or in a completely screened from view location by 10 pm each night.   
     
   A motion was made to revise 2.8 as amended (Akovenko/ Rodrigues) Motion carried.

**Covenant Enforcement Updates**

1. Violation Report Review:

a. ??? Glen Vista– A discovery was made during the meeting that there was an unenforceable rule regarding Dumpster covers. For the large dumpsters, they do not come with covers. Management office to make change in Builder Regulations.

b. 3315 Hill Circle; Rodrigues brought to the committee’s attention on the follow up on gate access/tailgating fines refunded to residents. This is something that is under review by Hampson/ Rohde.

3. Community Manager (CM) Report/Action Items:

a. Follow up on gate access/tailgating fines refunded to residents.

b. The management office is performing weekly site visits and paying special attention to the escalation date on each address on the Open Violation Report.

**Adjournment**- With no further business to discuss, the meeting was adjourned at 3:00 PM.

**\*Next CC Meeting is scheduled for: July 20, 2022, at 1:30 PM**