



**COVENANT COMMITTEE**

**July 20, 2022**

**Minutes – Approved September 21, 2022**

**Call to Order** – The Covenant Committee Meeting was called to order at 1:34 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	Present
Member	Jason Akovenko	Present
Member	Lyn Hente	Present

Diane Hampson, KCPOA Community Manager, and Allie Johnson Assistant Community Manager were also in attendance.

**Introduction of Guests**

Michael and Kathryn Laganas owners of 3740 Camelrock View

**Approval May 18, 2022, Minutes** The minutes from May 18, 2022, were approved as submitted. (Rodrigues/ Parrish). Motion passed. The minutes from the July 20, 2022, will be compiled by Allie Johnson and emailed to committee members for approval.

**Approval Jun 29, 2022, Covenant Hearing Minutes** The minutes from the Covenant Hearing on June 29, 2022, were approved as submitted. (Parrish /Rodrigues). Motion passed. Jerry Schaefer abstained from voting since he did not attend the hearing

**Resident Questions and Comments**

1. Michael and Kathryn Laganas, of 3740 Camelrock View came in to discuss the Lot Mow process and empty lot maintenance. The Leganas’ concerns stem from the empty lot next to their property that they claim is not being maintained properly and causes pest and plant infestations. The Leganas claim that outside of the courtesy lot mows provided by KCPOA they have paid for and performed ground maintenance of the lot for several years, in an effort to keep infestations from encroaching upon their property. The Leganas want to know what the policy on maintenance of empty lots is and what KCPOA is doing to enforce this policy. The policy was explained as well as the fact that KCPOA performs lot mows as a courtesy to homeowners in an effort to help prevent pest issues. Diane also

explained how due process works when enforcing the maintenance policy. It was decided to discuss the Lot Mow policy and possibly make modifications to it later in the meeting.

### **Covenant Enforcement Updates**

1. Violation Report Review:
  - a. Diane verified that residents were fined for tailgating were refunded.
  - b. The speeding issue within the community, in general, and ideas on how to enforce the community's policy on speeding was discussed. No action was taken.
  - c. 3685 Hill Circle- No changes to the construction material stored on property. Management to follow up with owner about an implied Court Order preventing the owners from removing material before arbitration is concluded. Management to continue following Covenant Enforcement policy until a Court Order is received.
2. Portable Basketball Hoops
  - a. The community still has another 30 days to comment on the proposed changes to the policy that affects portable basketball hoops.
  - b. Executive Board to address the policy at their September meeting.
  - c. Ken Rodrigues proposed changing the title of 2.8 to Sports and Recreation Equipment. No action was taken on the proposed name change.
  - d. After further discerning and discussions with other community members, Jason, Jerry and Lyn expressed concerns on the proposed changes to 2.8 as submitted to the Executive Board and in retrospect, would not have approved.

### **Other Business**

1. Lot Mows – Based on the comments from the Leganas it was decided to make some changes to the Lot Mow policy.
  - a. Change the current mow schedule from weed height triggers to a static schedule of June 1, July 1, and August 1. New schedule to start in 2023.
  - b. Schedule an addition lot mow for August 21, 2022.
  - c. Modify letter to owners to reenforce that lot maintenance is the homeowner's responsibility, and that the HOA is only mowing to help control weeds. Owners must still maintain their lot to control pests.
  - d. Management to send a letter to all lot owners in early spring 2023 explaining changes to program and new schedule.
2. HB22-1137
  - a. Committee provided with a copy of the re-written Covenant policy to comply with HB22-1137.
  - b. Ken Rodrigues proposed to add back into Section 16 under "Third Notice of Violation", in conjunction with the second \$250 fine "RFID gate entry devices registered to the Unit Owner are deactivated until the violation is cured."
  - c. It was decided to have the draft policy re-worded slightly on sections 6, 7, and 8 to have the titles of the letters match how they are titled in section 16.

**Adjournment**- With no further business to discuss, the meeting was adjourned at 3:17 PM.

**\*Next CC Meeting is scheduled for: September 21, 2022, at 1:30 PM**