



COVENANT COMMITTEE

May 17, 2023

Minutes

Call to Order – The Covenant Committee Meeting was called to order at 1:30 p.m. by Chairperson Jerry Schaefer.

Establish Quorum – Quorum was established.

Member/Chairperson	Jerry Schaefer	Present
Member	Jason Akovenko	Present
Member	Lyn Hente	Present
Member	Tim Sullivan	Present
Member	Tom Aley	Present
Member	Cathy Steele	Present

Mindy Gutierrez, KCPOA Community Manager was also in attendance.

Approval of February 15, 2023 Minutes – A motion was made, seconded and passed to approve the minutes from February 15, 2023 as presented.

March 15, 2023 Meeting There was no quorum for the meeting on March 15, 2023, Mindy stated that minutes are not required for a meeting with no quorum. The committee members asked her to confirm this. The committee asked that the following items from the March meeting be recorded in these minutes. Jerry Schaefer, Jason Akovenko, Cathy Steele and Diane Hampson attended along with guests Phil Erickson and Mark and Jodi Dunn. Phil Erickson attended by Zoom, he served on the committee that reviewed and provided recommendations to change Rule 2.8. Rule 2.8 was reviewed and changed at this meeting with subsequent legal review by David Firmin. It was sent to the Covenant Committee by email after this meeting and approved. The Rule was then sent to the Executive Board for review.

The owners of 3905 Star Rise Point attended the meeting to state that they had received multiple violations, one of which was for a satellite dish that had been in place for over 20 years. They requested a hearing. Management was asked to find out the history of violations and/or fines and let the CC know. Management was directed to contact the association attorney to ask if a violation has been in place for over one year, is it “grandfathered in” and approved? Would this also apply to fixed basketball hoops? Does another owner with the same circumstance get approval too or would it only apply for those owners who have had the violation for over one year? If an owner who receives a violation asks who reported it, does management have to provide that information?



Review Compliance Reports: Reports from March 15 to May 10, 2023 were reviewed. Discussion was held on an oil stain in a driveway. The owner of 3905 Star Rise Point received a violation for Work After Hours. Mindy will call the owners to discuss this and prior violations. The Chair of the ARC asked this committee to review a letter dated April 26, 2023 to 1970 Inwood Circle. The covenant committee members agreed that this is an ARC issue only, not covenant, ARC was thanked for sharing the information. Mindy stated that the office will call owners going forward on violations as a first step. This will reduce the number of violation letters written. The committee asked that all conversations be logged, including who was spoken to, what their response was, etc. Construction sites are parking on both sides of the street, Mindy will check to see if this is prohibited.

Other Business

1. Jerry Schaefer has been appointed to serve as the Chair for the Covenant Committee by the Executive Board. David Parrish has been removed from this committee, he was thanked for his past service. A motion was made by Jerry, seconded by Lyn and passed to appoint Cathy Steele as a co-chair. Jerry will be travelling in the upcoming months.
2. Rule 2.18 on Animals was discussed. Leashes are not required. If an owner has a problem with another owners pet, they can report it in writing to the Association office. The Golf Course is responsible for animals on their property.
3. Exceptions for parking was discussed. The Covenant Committee will ask the EB for authority to approve an exception to the Covenants for a limited period of time.
4. It was noted that there are dead trees on the Nature trail and dead and broken branches in the Green Space by Grand Market. This will be reviewed for correction. Toll Brothers is allowing trash to accumulate on the wrought iron fence by Fillmore, they will be contacted. A plexi-glass cover for the pool area has blown onto the trail by the pickleball court, Golf Course maintenance will be contacted. Discussion was held on a dead tree at 5000 Lyda Lane.

Meeting Schedule: The meetings for this year will be held on July 19, September 20 and November 15th at 1:30 p.m.

Adjournment- The meeting was adjourned at 3:17 p.m.

Respectfully Submitted by Mindy Gutierrez