



COVENANT COMMITTEE

March 20, 2024

Minutes

Call to Order – The Covenant Committee Meeting was called to order at 1:26 p.m. by Chairperson Jerry Schaefer.

Establish Quorum – Quorum was established.

Member/Chairperson	Jerry Schaefer	Present
Member/EB Liaison	Wendy Pechero	Absent
Member	Jason Akovenko	Present
Member	Lyn Hente	Present
Member	Tim Sullivan	Present
Member	Tom Aley	Absent
Member	Cathy Steele	Present by Zoom

Introduction of Guest: Bill Moore was introduced to all present, including Mindy Gutierrez, Community Manager. He would like to volunteer and is considering the CC, he will observe and was welcomed.

Approve January 17, 2024 Minutes: A motion was made, seconded and passed to approve the minutes from January 17, 2024 (Jason/Tim).

Covenant Enforcement Updates:

- a. The Property Inspection report was reviewed. Most items have been closed, a few landscape and driveway items remain open. This list was provided to CC from ARC. CC will review and make changes as needed. 1690 Hill Circle landscape has been cleaned up by the new owners of the property. Dog waste pick up was completed on March 1, 2024. Owners will be asked again to clean up after their pets so the Association does not have to pay a vendor to do it.

New Business

1. Review Property Inspection Process: A Property Inspection Checklist and Property Inspection Process report were provided to the CC by Barbara Rist. These are to be a starting point for the CC, and will be changed as needed over the next two months. The three areas to be reviewed are Residential Structures, Hardscape Features and Landscape and Featured Elements. The Association attorney stated that the areas reviewed should be able to be seen clearly from the street. He stated that KCPOA should limit any attempt to enforce in a back yard to truly egregious violations. Examples provided were trees that are a fire hazard or possibly a truly dead yard. The CC agreed that they would like to work in teams of two. The first inspections will be scheduled for June. A list of violations will be used, photos will be taken. Discussion was held on how to collect data and how to validate it. The information provided by Barbara was reviewed. Jerry agreed to make changes to the documents that the committee recommended. They will be reviewed at the next meeting.



2. The next meeting dates will be April 17, May 15 and June 26th at 1:30 p.m.

Adjournment- The meeting was adjourned at 3:00 p.m.

Respectfully Submitted by Mindy Gutierrez