



COVENANT COMMITTEE

April 17, 2024

Minutes

Call to Order: The Covenant Committee (“CC”) Meeting was called to order at 1:28 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	Absent
Member	Tom Aley	Present
Member	Cathy Steele	Present
Member	Bill Moore	Present

Mindy Gutierrez, Community Manager

Approve March 20, 2024 Minutes: A motion was made, seconded and passed to approve the minutes from March 20, 2024 (Jason/Tom).

Covenant Enforcement Updates:

- a. The Property Inspection report was reviewed. Most items have been closed, while a few landscape and fence items remain open. The list will be updated to use the work “Closed”, not “Completed”. No additions have been made to the list from the CC or owner observation.

Unfinished Business

- a. The Property Review Checklist was updated by Jerry and reviewed by the committee members. Members thanked Jerry for completing the new list. The following suggestions will be implemented in the next draft: the list will be double spaced to allow for notes and, a reference to “chimneys” will be added. The new draft will be on the May agenda for approval for use by the CC members.
- b. Maps will be provided at the next meeting that show the street names, addresses and sub-associations. Sub-associations will be identified because they will not be included in the property review to be completed by the CC members. The CC will split up the community and review it in teams; the specifics of this process will be discussed in the May CC meeting. The current goal is to begin inspections the week of June 17th.

New Business

Jerry presented a draft article for distribution in May to all owners. The article explains why the CC is completing property reviews, what will be reviewed, the process that will be used, and the timing. This will inform property owners of the upcoming process and will allow owners an opportunity to check their property for any needed improvements prior to June 17. The letter was



discussed and revised; and Jerry agreed to complete the next draft for the May meeting. An article might be included in the July Chronicle that provides an update on the review.

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

Adjournment- The meeting was adjourned at 2:30 p.m.

Submitted by Covenant Committee