



COVENANT COMMITTEE
July 24, 2024
Minutes

Call to Order: The Covenant Committee (“CC”) 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	Absent
Member	Tom Aley	Present
Member	Cathy Steele	Present
Member	Bill Moore	Present

Mindy Gutierrez, RowCal Community Manager

Approve June 26, 2024 Minutes: A motion was made, seconded and passed unanimously to approve the minutes from June 26, 2024.

Review Property Inspection Report

- a. The Property Inspection report was reviewed. Mindy was directed to close out the 10 items from 2023 that state "In Progress". They were not noted on the 2024 inspections and have been resolved.
- b. Another inspection will be scheduled for June of 2025. Jerry will complete an email to the owners letting them know that inspections are complete for this year.
- c. An owner concern on the use of pine needles used as a mulch was discussed. Pine needle mulch is not prohibited in the Design Guidelines, the location questioned is not visible from the street. This may be changed in the next update of the Design Guidelines.
- d. The Executive Board hearing outcome for the fence installation at 1980 Sunnybrook Circle was discussed. The owners of 1980 Sunnybrook have written a response letter asking the Covenant Committee to put a curfew on the time that their neighbor uses their lights and move lights so they do not face the bedroom at 1980 Sunnybrook. This is the first lighting complaint the CC has received. It was noted that many other owners have lighting that is the same or brighter than those at 1970 Sunnybrook. The lighting at 1970 Sunnybrook is shielded appropriately. The CC approved a letter to be written to 1980 Sunnybrook stating that the CC does not have authority to enforce a curfew on the time the lights are used, the lights are not in violation of the covenants, and thank the owners for working on an equitable solution with their neighbors.



The next meeting date will be November 20, 2024 at 1:30 p.m.

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

Submitted by Covenant Committee