



Covered Bridge Homeowners Association

April 21, 2026

The meeting minutes are intended to provide a summary of the meeting and are not a verbatim transcript.

The meeting was called to order at 6:00 p.m. by Steve Smith, President of the Covered Bridge Homeowners Association.

****Attendance****

The following Board members were present: Joni Grayson, Nancy Hughes, Trent Hunt, Terri Keown, Jim Koepfel, Cheryl Koetter, Steve Smith, Jeff Waiz, Doug Woodward.

Absent: Larry Burke, Tim Clark, Logan Nantz

****Approval of Minutes****

A motion was made by Joni Grayson to approve the minutes from the March meeting. The motion was seconded by Doug Woodward, and carried unanimously.

****Treasurer's Report****

Jeff Waiz reported that the Association's finances remain in good condition moving forward. The Treasurer will continue to follow the Association's collection procedures for non-payment of dues and late fees as outlined in the governing documents.

Liens will be placed on the following homes for non-payment 2026 HOA dues:

12914 Covered Bridge Road

12713 Covered Bridge Road

12012 Covered Bridge Road

****Common Areas****

Jim Koepfel reported on several items:

- **Electrical:** Installation of two lights to illuminate the side walls flanking the new entry sign is expected to be completed within the next two weeks.

A new electrical line will be installed to restore power to the estate section landscape lighting.

- **Landscaping:** Covered Bridge cul-d-sac median, meeting with landscaper to discuss options for renovations.

- **Irrigation:** 2026 irrigation for the Covered Bridge cul-de-sac remains a concern due to golf course irrigation issues supplying that area. Stemler Irrigation has been contacted.

A motion was made to connect irrigation on Covered Bridge Road to Indiana American Water service. The motion was made by Joni Grayson and seconded by Terri Keown. The motion carried.

- **Other:**

a) Flags along the golf course.

b) A welcome to the Covered Bridge Community letter was sent to Delphine Chu and family, 13014 Covered Bridge Road.

c) The Town of Sellersburg will install a decorative safety fence at the culvert on Hummingbird Way. Culvert maintenance and removal of silt build-up are scheduled for summer or early fall. Until that work is completed, wildflowers have been planted in the silted area.

****Covenants and Restrictions/Enforcement****

The following letters were issued regarding violations of the community's Restrictions and Protective Covenants:

12305 Hummingbird Way - recreational vehicle parked in driveway

12307 Hummingbird Way - dumpster violation
12412 Covered Bridge Road - landscape maintenance issues

****Bridgeway Court Meeting****

A meeting was held to discuss potential exterior revisions and updates within the Bridgeway Court/Courtyard Homes. No decisions were made regarding proposed updates at this time. Residents of Bridgeway Court will receive further communication from Cheryl Koetter, and the committee formed at the meeting. The committee will develop and present possible recommendations for exterior updates and improvements, which will then be submitted to the Covered Bridge Homeowners Association Board for discussion and possible approval.

****Architectural Review Board (ARB)****

Cheryl Koetter reported that the following homeowner requests are currently pending approval:

12210 Covered Bridge Road - brick patio
12111 Bridgeway Court - landscape rock and mulch

The following ARB requests have been approved:

12404 Hermitage Trail - landscape improvements
12501 Hummingbird Way - driveway renovation
12703 Covered Bridge Road - renovation of front steps
12204 Bridgeway Court - landscape improvements
12302 Covered Bridge Road - dumpster extended for one additional week
12217 Bridgeway Court - landscape improvements
12404 Hummingbird Way - landscape improvements
12414 Covered Bridge Road - deck renovation, using Trek products and installation of new railing

****New Business****

The Board discussed complaints involving fishing, swimming, and four-wheeler activity on the vacant lot located on Hummingbird Way. A letter addressing these concerns will be sent to the lot owner.

****Adjournment****

Terri Keown made a motion to adjourn at 7:20 with a second from Jeff Waiz, motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association