



Covered Bridge Homeowners Association

August 18, 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 at the Covered Bridge Clubhouse.

****Attendance****

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

Absent: Tim Clark, Cheryl Koetter, Logan Nantz

****Approval of Minutes****

The July meeting was cancelled due to inclement weather. The June meeting minutes were approved by email and posted to the HOA website.

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

Jeff Waiz reported that the Association's finances remain in good standing.

He reported that the annual dues for the property located at 12713 Covered Bridge Road still delinquent. The Treasurer will continue to follow the Associations's collection procedures for non-payment of dues and late fees as outlined in the governing documents.

Jeff also reported issues related to the recent changes at First Merchants Bank in Sellersburg. Joni Grayson made a motion to authorize Jeff Waiz, as Treasurer, to move the associations funds from First Merchants Bank to another suitable financial institution. Terri Keown seconded the motion, motion carried.

****Common Areas****

Jim Koeppel reported on several items:

- **Electrical:** Bridgeway Court streetlight and landscape lights require a new photocell. An electrician has been contacted to make the necessary repairs.
- **Landscaping:** Monthly landscape maintenance has been completed. Several shrubs will need replaced due to heat-related issues.
- **Irrigation:** A Bridgeway Court resident reported water seeping through the newly installed road surface. Investigation indicated that installing check-valve irrigation heads should help mitigate the irrigation related seepage; however, groundwater conditions may continue to contribute to the issue. Eight check-valve irrigation heads are scheduled for installation. Stemler Irrigation and golf course maintenance are working together to address leaks in the cul-de-sac irrigation system and explore the possibility of installing irrigation for the Estate Section landscaping.
- **Other:** The Town of Sellersburg has completed cleanup of the Hummingbird Way cul-de-sac. Installation of the decorative safety fence at the Hummingbird Way culvert is pending. The fence has been purchased by the Town.

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

Five covenant related letters were sent between July and August 17. A second notice was sent to one resident regarding landscaping and mailbox issues.

Garage Sales:

A resident submitted several emails challenging the covenant prohibiting garage sales. The resident has been invited to attend the HOA Board meeting on two separate occasions to discuss the matter.

Signs and Flags:

The Board reviewed its previous interpretation of the covenant regarding signs. Security system signs are permitted. Garden flags are permitted but are limited to 12" x 18". Other flags are considered signs and are not permitted, with the exception of the United States flag.

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

No report. Cheryl Koetter was absent.

****New Business****

A motion was made to authorize the Board attorney to file a declaratory judgment action regarding the property at the end the Covered Bridge Road. Jim Koeppel made the motion and David Nachand seconded. Motion carried.

Jim Koeppel will contact painters regarding the lampposts and stop signs.

The Board was pleased to welcome David Nachand back and looks forward to having him serve on the Board again.

****Adjournment****

Jeff Waiz made a motion to adjourn the meeting 7:01 p.m. Terri Keown seconded the motion. Motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association