



**Covered Bridge
Homeowners Association
February 17, 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 President Steve Smith.

****Attendance****

The following Board members were present: Larry Burke, Tim Clark, Joni Grayson, Nancy Hughes, Jim Koeppel, Steve Smith, Jeff Waiz, Doug Woodward.

Absent: Chris Fox, Trent Hunt, Terri Keown

****Approval of Minutes****

A motion was made by Jim Koeppel to approve the minutes from the January meeting. The motion was seconded by Jeff Waiz. The motion carried unanimously.

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

Jeff Waiz reported:

That the Association's finances are in good condition going into 2026. Residents who have not yet paid their HOA dues will be sent an invoice including the applicable late fee during the first week of March. At this time five residents have outstanding dues. The Treasurer will continue to follow the Association's collection procedures as outlined in the governing documents.

Jeff Waiz also reported that he will access the Secretary of State website to update the Homeowners Association registered agent for 2026.

****Common Areas****

Jim Koeppel reported:

Lake treatment will begin in April, but he suggested beginning treatment in March, as the Association often finds itself trying to catch up with weed control. Jim also suggested an additional late season spray in October. The two additional treatments will cost \$800.00. A motion to adopt additional lake treatments in March and October was made, motion carried.

Capital Projects: The entrance at Hummingbird Way will receive new landscaping. Jim Koeppel will obtain a quote from BrightScapes Landscape. The board agreed the best time to complete this project will be in the fall.

****Covenants and Restrictions****

Residents are reminded to please be mindful of parking in the street and keeping garbage containers out of sight from the street and golf course.

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

A complaint has been received regarding an unattached structure at 12901 Covered Bridge Road.

****Adjournment****

Joni Grayson made a motion to adjourn at 7:02 with a second from Jim Koeppel, motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary Covered Bridge Homeowners Association