



Covered Bridge Homeowners Association

June 16, 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 Recreation Center.

****Attendance****

The following Board members were present: Larry Burke, Joni Grayson, Nancy Hughes, Terri Keown, Jim Koeppel, Cheryl Koetter, Logan Nantz, Steve Smith, Jeff Waiz.

Absent: Tim Clark, Trent Hunt, Doug Woodward

****Approval of Minutes****

A motion was made by Larry Burke to approve the minutes from the May meeting. The motion was seconded by Joni Grayson, and carried unanimously.

Resident John Ford 12408 Covered Bridge Road, attended the meeting to discuss a violation letter he received from our Covenants and Restrictions Committee. The Board discussed the matter with Mr. Ford.

****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 remain delinquent. 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.

****Common Areas****

Jim Koeppel reported on several items:

- **Landscaping:** Covered Bridge Road cul-de-sac median pending renovations fall 2026. One concept under consideration is a fully treed, turf-only median with no additional landscaping. A resident on Covered Bridge Road requested that he park benches, which were removed due to deterioration, be replaced. The Board tabled further discussion of this request until the next meeting.

- **Irrigation:** Stemler irrigation has completed maintenance on all three irrigation systems. The Board will continue working with Stemler Irrigation and Course Maintenance to address leaks in the cul-de-sac irrigation system and to provide irrigation to the Estate section landscape.

- **Other:** Resurfacing of Covered Bridge Road to Winged Foot, along with Bridgeway Court and Hummingbird Way is scheduled to commence in July. Roadwork notification signs will be posted approximately two weeks prior to construction.

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

Five violation letters were sent since the May meeting regarding signs and landscaping issues. An additional five letters are pending distribution for landscaping and mailbox repair violations. A resident submitted several emails challenging the covenant that prohibits garage/yard sales within the community.

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

Cheryl Koetter reported a meeting is scheduled with 12901 Covered Bridge Road.

****New Business - Covered Bridge Platt****

A meeting was held at Attorney, Greg Reger's office to discuss the out lots currently listed for sale. The property consists of approximately six acres with a combination of B-3, and A-1 zoning and is being offered for sale as a single transaction.

Bob Iezzi with Covered Bridge, Inc. contacted Kemper Sports to determine whether they had any interest in purchasing the property; Kemper Sports declined.

A committee meeting is scheduled with Bob Iezzi to further discuss the proposed sale. It was also noted that sanitary sewer is not available to the outlets, so any future development would require septic systems.

****Adjournment****

Terri Keown made a motion to adjourn at 7:17 p.m. with a second from Cheryl Koetter, motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association