



Covered Bridge Homeowners Association

March 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, Joni Grayson, Nancy Hughes, Terri Keown, Jim Koeppel, Cheryl Koetter, Logan Nantz, Steve Smith, Jeff Waiz, Doug Woodward.

Absent: Tim Clark, Chris Fox, Trent Hunt

****Approval of Minutes****

A motion was made by Jim Koeppel to approve the minutes from the February meeting. The motion was seconded by Terri Keown. The motion carried unanimously.

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

Jeff Waiz reported:

That the Association's finances are in good condition moving forward.

Greg Reger will send letters to Bramlett/Corrie, 12914 Covered Bridge Road and the Renfro's, 12012 Covered Bridge Road regarding delinquent HOA dues. Should the outstanding balances remain unpaid, the Association will proceed with the filing of liens against the respective properties. Additionally, separate legal counsel will be engaged to issue a demand letter to Day's 12713 Covered Bridge Road for delinquent HOA dues, and in the event of continued nonpayment, the Association will pursue the filing of a lien against the property.

The Treasurer will continue to follow the Association's collection procedures as outlined in the governing documents.

Aquatic Control was approved and paid \$1500.00.

****Common Areas****

Jim Koeppel reported that the cleanup of the river birch trees located in the Bridgeway Court island has been completed. He also noted that the irrigation system along Covered Bridge Road is currently experiencing issues and may require excavation with a backhoe to identify and repair the problem.

Jim Koeppel reported on several additional items:

- **Electrical:** Quotes are being obtained to install two lights to illuminate the sidewalls flanking the new entry sign.
- **Landscaping:** A meeting is scheduled with landscapers to discuss renovation options for the cul-de-sac median.
- **Center Entrance Maintenance:** Several replacements are needed and under review.
- **Fall 2026 Project:**
- **Estate Section:** Plans are in place for the removal of declining shrubs, followed by updates and replanting.
- **Enhancements to Bridgeway Court** median, including the addition of roses and flowers in the median is under consideration.

- **Covered Bridge Road Detention Basin Lake:** Aquatic Control and signage for lake are scheduled for late March.

Service Agreements:

- BridgeScapes Landscape Services: Agreement complete; 2026 services have commenced.
- JC Lawn and Landscape: Agreement complete; services expected to begin late March early to April, weather permitting.
- 5 Saplings Arborist: Agreement complete; serviced scheduled to commence April-May.
- Lawn Cure: Agreement complete; services commenced in March.
- Aquatic Control (Stemler): Time and materials agreement in place; services to begin in late April.

T-Fiber Update:

Remediation efforts by subcontractors are scheduled to commence in late March and continue into April.

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

No violations were noted during the period from late February through mid-March. Parking concerns and a dumpster issue were addressed and resolved prior to the need for follow-up or additional enforcement action.

A meeting scheduled for March 24, 2026 will be held with the Bridgeway Court residents to discuss options related to exterior modifications and updates.

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

A complaint has been received regarding an unattached structure at 12901 Covered Bridge Road. Jim, Steve and Cheryl will have a meeting to discuss this issue.

12404 Hermitage Trail has been approved for landscape modifications.

12501 Hummingbird Way has been approved for driveway reconstruction.

12302 Covered Bridge Road approved for dumpster.

****Adjournment****

Jim Koeppel made a motion to adjourn at 7:15 with a second from Terri Keown, motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association