



Covered Bridge Homeowners Association

May 19, 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 6:02 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: Joni Grayson, Nancy Hughes, Trent Hunt, Jim Koeppel, Steve Smith, Jeff Waiz, Doug Woodward.

Absent: Larry Burke, Tim Clark, Terri Keown, Chery Koetter

****Approval of Minutes****

A motion was made by Jim Koeppel to approve the minutes from the April meeting. The motion was seconded by Joni Grayson, and carried unanimously.

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

Jeff Waiz reported that the Association's finances remain in good condition moving forward.

12713 Covered Bridge Road will receive a second letter from attorney for non-payment of HOA dues for 2026.

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.

****Common Areas****

Jim Koeppel reported on several items:

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

- **Landscaping:** Covered Bridge Road cul-de-sac median pending renovations fall 2026.

A Bridgeway Court resident contacted the Board regarding a dead tree located in the Bridgeway Court median. The Board discussed removal options and determined the tree will be removed in conjunction with the golf course's next tree removal project.

Seasonal flowers have been planted at the entrance.

- **Irrigation:** Stemler irrigation has been contacted to adjust all three irrigation systems.

- **Other:** The Town of Sellersburg's paving project from Covered Bridge Road at Bridgeway Court to Winged Foot, including Bridgeway Court and Hummingbird Way is currently anticipated to begin between in July or August 2026.

The Association continues to await installation of the decorative safety fences at the Hummingbird Way culvert by the Town of Sellersburg.

Maintenance of the Hummingbird Way culvert including removal of accumulated silt and debris, is anticipated for later summer or early fall.

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

The following letters were issued regarding violations of the community's Restrictions and Protective Covenants: No letters issued since the April meeting.

- The resident at 12408 Covered Bridge Road submitted a letter challenging a March reminder notice concerning a truck parked partially on the grass. The correspondence also raised several additional concerns regarding the HOA Board and its actions. The resident was invited to attend our May HOA meeting to discuss the matters outlined in the letter but was unable to attend due to a prior commitment. The Board will extend an invitation for the resident to attend the June meeting so these concern can be discussed further.

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

12407 Hummingbird Way - Approved for covered patio screens

****New Business****

An update was provided regarding the proposed sale of the Recreation Center property.

****Adjournment****

Trent Hunt made a motion to adjourn at 6:59 p.m. with a second from Jeff Waiz, motion carried.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association