



Covered Bridge Homeowners Association Board of Directors Meeting Minutes September 15, 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: Nancy Hughes, Jim Koeppel, Cheryl Koetter, David Nachand, Steve Smith, Jeff Waiz, Doug Woodward.

Absent: Tim Clark, Joni Grayson, Trent Hunt, Terri Keown, Logan Nantz

****Approval of Minutes****

A motion was made by Jim Koeppel to approve the August meeting minutes, Doug Woodward, seconded the motion. Motion approved.

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

Jeff Waiz reported that all outstanding bills have been paid, and that the Association's finances remain in good standing.

Jeff Waiz will research interest rates at local banks and transfer the Association's money market account to the bank offering the most favorable rate.

****Board of Directors Appointments****

- **David Nachand:** Nancy Hughes made a motion to reinstate David Nachand to the Board of Directors. Jim Koeppel seconded the motion. Motion carried.
- **Cheryl Koetter:** Jim Koeppel made a motion to appoint Cheryl Koetter to the Board of Directors in addition to her current position as Architectural Review Board (ARB) Chair. Doug Woodward seconded the motion. Motion carried.
- Tim Clark and Chris Fox were removed from the Board due to nonattendance. The motion carried.

****Common Areas****

Jim Koeppel reported on several items:

- **Electrical:**
- **Bridgeway Court:** The streetlight and landscape lighting photocell was repaired.
- **Hummingbird Way:** Installation of a new streetlight insert and panel was scheduled for September 15. A separate assessment of the vacant lot streetlight, which was out, was also scheduled for September 15.
- **Landscaping:** Monthly maintenance was completed. Several heat damaged shrubs require replacement.
- **Irrigation:** Jim met with J.R. Lamb on September 14 regarding HOA irrigation system maintenance, including the Estate Section entrance and Covered Bridge Road cul-de-sac. A budget estimate was expected late the following week.
- **Hummingbird Way Culvert:** The Association is awaiting completion of the Town of Sellersburg's decorative safety fence; three sections have been installed.
- **Lake Maintenance:** Kemper Sports processed the payment, and the Association is awaiting receipt of the \$1500.00 payment.
- **Fireworks:** The Board will discuss next year's fireworks with Kemper Sports.

****Restrictions and Protective Covenants****

Two letters regarding landscaping violations and a second notice regarding an outstanding landscaping violation were issued.

Jim Koeppel transferred responsibility for the Restrictions and Protective Covenants violation committee to David Nachand, who will oversee the committee going forward.

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

Cheryl Koetter reported on the results of the Bridgeway Court exterior appearance survey she distributed. Of the 34 eligible voters 25 responses were received, representing a 73.5% participation rate.

Of the 25 responses received:

- 21 residents, or 84%, voted against making changes to the exterior appearance of their homes.
- 3 residents, or 12%, voted in favor of making changes.
- 1 resident, or 4%, remained undecided.

The results indicated that a clear majority of respondents did not wish to alter the exterior appearance of their Courtyard homes.

Cheryl provided the Board with the existing exterior paint colors and materials for reference. The colors for the current garage doors and trim are as follows:

- **Valspar**, Defense, Exterior
1 gallon, Ultra White Base
(EE) 1y 5.625
(F) 41,25
(TT) 1y40.125
- **Sherman Williams**, Weather Shield, Exterior
1 gallon, Ultra White Base
(AN) 2y 16.625
(B) 1y 44.5
(F) 23

The trim is called Pebble Stone Clay - available at ABC Supply, (812)948-7933.
Garage Doors are called Sandstone - available at Sprigler Doors, (812)945-9770

ARB Approvals:

- 12107 Bridgeway Court: Fence approved.
- 12407 Hummingbird Way: Outdoor patio approved.
- 12305 Hummingbird Way: Swimming pool approved in accordance with permits issued by the Town of Sellersburg.

****Adjournment****

Jeff Waiz made a motion to adjourn the meeting, seconded by Doug Woodward, the meeting was adjourned at 6:54 p.m.

Respectfully Submitted,
Nancy Hughes
Secretary, Covered Bridge Homeowners Association