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**Sun City Georgetown Texas Community Association
Covenants Committee Minutes**

**February 7, 2007 9:00 AM – 12:00 Noon
Community Association Conference Room
2 Texas Drive, Georgetown, Texas**

Members Present: Sandy Meloy, Barbara Hallmark, Al Aufforth, Jack Evans and Joanie Shapiro

Chairman Meloy called the meeting to order after ascertaining that a quorum was present. Ann Barry, NRep ex-officio, Howard Karlsberg and Larry Douglas representatives from Mod Com, Byron Raynie, Board liaison, Jill Gray from the Nominating committee and Janet Repa, Community Standards representative were welcomed.

A call for the approval of the minutes of the January 3, 2007 meeting was made. A draft copy of the minutes had been sent to committee members prior to the meeting and there being no corrections or additions the minutes were approved as presented.

Covenants Committee representation at the Modifications Committee were as follows: February 1--Barbara Hallmark, February 8—Al Aufforth, February 15—Joanie Shapiro, February 22—Jack Evans

Larry Douglas reported that several problems might be coming to Covenants if resolution was not made soon. The following problems were a non-compliant paint job, a patio in the set back along with trees in the set back and several lighting problems in different neighborhoods. Howard Karlsberg reported that the Modifications committee was revising the Design Guidelines covering antennas and standard lighting.

Covenants Committee will meet on March 7, 2007 in the Community Association Conference Room from 9:00 AM – 12 Noon.

Community Standards Monthly Activity Report: Janet Repa reported that the overnight parking policy will begin on February 1st. Eleven compliance issues were addressed and 29 resale certificates were issued. Other issues requiring action by letters or phone calls were: Lighting, parking, object placement landscape maintenance and other myriad issues.

There will be no article in the Sun Rays for March.

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The Committee discussed how to identify and report violations. A task force composed of John Horne former member of Covenants Committee and Al Aufforth from Covenants Committee along with Wayne Schulze and Jim Wilhite from Modifications will work on this issue. Continuing discussion will be held to clarify the differences as well as the similarities between the functions and responsibilities of the Modifications and Covenants Committees.

As a result of the January 8, 2007 work session, the committee identified 15 articles, paragraphs, and exhibits of the CC&R's that need clarification, some that do not appear to still be appropriate and some additional restrictions that should be included. Each of these issues was addressed and approved by a unanimous vote of the committee. Each article, paragraph and exhibit change recommended by the committee will be promulgated to the community-at-large so that residents will have the opportunity to comment as desired.

With no further business on the agenda the meeting was adjourned.

Respectfully submitted,

Joanie Shapiro, Secretary