



Architectural Standards Committee Meeting In Person/Teleconference Minutes for November 20, 2024

Members Present: Rod Whitten, Mitch Clarin

Alternates Present: David Hipkins, Debi Phelps, Joe Veni

Board Liaison Present: Courtney Murrell

TDA Staff Present: Lisa Purchard, Jason Hadjuk-Dorworth, Aidan Miles

Others Present: Kelly Gove, Jeff Lasker, Kenneth Ball, John Shepanek, Eric Park, Mark Lubin,
Pavlo Gesmundo, Kit Ferre

Meeting called to order: 9:00 am

Member Comments: None

CONSENT CALENDAR

Discussion/Action Item: Approval of the October 9 and 23, 2024 meeting minutes. Debi Phelps made a motion to approve the consent calendar. Mitch Clarin seconded. (Passed 3:0 Whitten, Clarin, Phelps)

Unit 5, Lot 181

Unit 5, Lot 291

Unit 8, Lot 007

Unit 9, Lot 141

Unit 4, Lot 157

Unit 11, Lot 067

ACTION/DISCUSSION

Cable railing discussion

- Staff requested that the committee consider allowing stainless steel cable railings as more applicants are requesting this.
- The committee reviewed the ASC rules requiring all exposed metal, including cable railings, to be painted, plastic coated or factory color treated.
- The committee advised that stainless steel cable railings are shiny metal and do not qualify for an exception to the rules.

No action.

2025 ASC meeting calendar

- The committee reviewed the proposed draft 2025 ASC meeting calendar.
- Mitch Clarin moved to approve the 2025 ASC meeting calendar for publication. Debi Phelps seconded. (Passed 3:0 Whitten, Clarin, Phelps)
- Action 3:0 (Whitten, Clarin, Phelps) The committee agreed to approve the 2025 ASC meeting calendar for publication.

Coverage policy

The committee reviewed the previously reviewed draft coverage policy for finalizing, and require the following changes:

- Change "ASO" to "CSO"
- Materials not counted as coverage: Pervious patios and/or walkways not greater than 100SF per property with a maximum of 2SF per stone, set at a minimum of 3 inches apart.
- Mitch Clarin moved to approve the draft coverage policy with the above 2 changes and to forward it to the Board of Directors for review. Debi Phelps seconded. (Passed 3:0 Whitten, Clarin, Phelps)

- Action 3:0 (Whitten, Clarin, Phelps) The committee agreed to approve the draft coverage policy with the above 2 changes and to forward it to the Board of Directors for review.

Paving in front setback policy for board referral

- The committee reviewed and finalized the paving in front setback draft policy.
- Mitch Clarin moved to forward the policy to the Board of Directors for review. Debi Phelps seconded. (Passed 3:0 Whitten, Clarin, Phelps)
- Action 3:0 (Whitten, Clarin, Phelps) The committee agreed to forward the policy to the Board of Directors for review.

ASC Task List

- The committee reviewed and finalized the draft 2025 ASC Task List. Mitch Clarin moved to approve it as drafted and send it to the board of directors. Debi Phelps seconded. (Passed 3:0 Whitten, Clarin, Phelps)
- Action 3:0 (Whitten, Clarin, Phelps) The committee agreed to approve the draft 2025 ASC Task List as drafted and send it to the Board of Directors.

ADU Subcommittee

- Staff briefed the committee on the upcoming executive session with the Board of Directors to appoint an ADU subcommittee to review the ASC Rules regarding ADU/JADUs in light of state law for possible changes to the ASC Rules.
- No action.

Mitch Clarin moved to adjourn. Debi Phelps seconded. (Passed 3:0 Whitten, Clarin, Phelps)
Meeting Adjourned at 12:30 PM

The next meeting is scheduled for December 11, 2024, at 9:00 AM, via teleconference and in person in the Mezzanine at Northwoods Clubhouse.

ASC Minutes Approved by Committee Chair:

_____/_____
Rod Whitten Date