



Architectural Standards Committee Meeting In Person/Teleconference Minutes for January 14, 2026

Members Present: Rod Whitten (Chair), Joe Veni

Alternates Present: None

Board Liaison Present: Courtney Murrell

TDA Staff Present: Lisa Purchard, Annie Rosenfeld, Jason Hajduk-Dorworth, Claire Ellinwood, Nate Christensen

Others Present: Jennifer Jennings, Michael Bledsoe, Eli Casas, Dean Paul Gardner, Keith and Jessica Mattioli, Benjamin Levine

Meeting called to order: 9:00 AM

Member Comments: None

CONSENT CALENDAR

Discussion/Action Item: Approval of the December 10, 2025, meeting minutes. Joe Veni made a motion to approve the consent calendar. Rod Whitten seconded. (Passed 2:0 Whitten, Veni)

DISCUSSION: ASC Chair response to December 10, 2025 member comment

Pinnacle Loop: Patio Appeal and Remediation Plan

Background: The Board previously directed the Architectural Standards Committee (ASC) to collaborate with the owners of the Pinnacle Loop property on an alternative plan following a denied variance appeal.

Proposed Plan: The owners submitted a mitigation plan consisting of:

- Partial removal of the existing patio surface.
- Installation of supplemental landscaping (bushes).
- Application of a dark stain to the remaining stones to reduce visual impact.

Committee Findings & Recommendation: The ASC Chair and CSO Manager conducted a site visit to evaluate the proposal. The ASC Chair reported the following:

- **Classification:** With the removal of a portion of the stones, the area would transition from a functional "patio" to a drainage/erosion control feature.
- **Best Practices:** The use of stones is a recognized Best Management Practice (BMP) for erosion and drainage issues. The committee prefers this stabilization over total removal, which could exacerbate soil erosion.
- **Visibility:** The proposed stain would further mitigate the aesthetic impact of the installation.

Dissenting Concerns: J. Jennings raised several objections to the recommendation, noting that Google Earth imagery contradicts the owner's claims regarding the installation date. She argued that because there is only 28% reduction, the structure remains a patio within the rear setback, requires a formal variance, and expressed concern that the stain would not provide a permanent solution.

Unit 8, Lot 569

The committee went into closed session at 9:57 AM for hearings

Unit 1, Lot 342

Unit 4, Lot 269

Unit 10, Lot 179

Unit 9, Lot 006

Unit 7, Lot 315

The committee reconvened in open session at 11:50 AM for Action/Discussion items

DISCUSSION: Mini splits

The committee reviewed photos of two TDA properties for which recent neighbor complaints were received concerning both noise and appearance of mini splits. The committee reviewed mini-split screening requirements of other local HOAs including Glenshire, Pine Forest, Northstar, Martis Camp. The committee decided to bring the discussion back to full committee at a future ASC meeting for a possible rule change.

- No action.

