



Architectural Standards Meeting Minutes

Wednesday February 11, 2026

Northwoods Clubhouse and Zoom

Committee Members:

Rod Whitten, Chair (in person)
Mitch Clarin, Vice Chair (in person)
Joe Veni, Member (in person)
Debra Phelps, Alternate (absent)
Nick Sonder, Alternate (absent)
David Hipkins, Alternate (absent)
Bill Staehlin, Alternate (absent)
Graham Reid, Alternate (absent)
Ted Arleo, Alternate (absent)

Liaisons:

Courtney Murrell, Board Secretary (in person)

Others Present:

Victoria Dankel, owner (in person)
David Friese, owner (in person)
Jeff Vickerman, designer (in person)
Garrett Isaacson, owner (in person)
Bob Pecora, owner (zoom)
Jim McMahon, designer (in person)
Nancy Shoenbrunner, owner (in person)
Rebecca Russo neighbor (zoom)
Rocio Refosco designer (zoom)
Kurt Reinkens designer (in person)
Aaron Pessah owner (zoom)
Brandon Mitchell designer (in person)
Sandra and Gordon Walsh owner (in person)

1. Call to Order / Quorum Call

The meeting was called to order at 9:01 AM with 3 committee members present, constituting a quorum.

2. Approval of Prior Meeting Minutes

Joe Veni moved to approve the January 14, 2026 Minutes as presented, seconded by Mitch Clarin.
Motion passed unanimously.

3. Member Comments

Committee Chair opened member comments. There were no member comments.

4. SUBMITTALS

Agenda Item #1: Unit 3, Lot 194

Agenda Item #2: Unit 9, Lot 387

Agenda Item #3: Unit 6, Lot 132

Agenda Item #4: Unit 10, Lot 155

Agenda Item #5: Unit 8, Lot 289

Agenda Item #6: Unit 8, Lot 44

Agenda Item #7: Unit 3, Lot 463

The committee went into closed session at 11:59 AM for a hearing

Agenda Item #8: Unit 5, Lot 291 & 292

The committee reconvened in open session at 12:11 PM

5. Next Meeting

The next meeting is scheduled for March 11, 2026 at 9:00 AM.

6. Adjournment

The meeting was adjourned at 12:13 PM.