



Architectural Standards Meeting Minutes

Wednesday April 8, 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 (in person)
Ted Arleo, Alternate (absent)

Liaison:

Courtney Murrell, Board Secretary (in person)(arrived at 11:30 AM)

Others Present:

Jay Garbarino (via teleconference)
Dan Martin (via teleconference)
Brian Crane (via teleconference)
Jim McMahon (in person)
Oscar Nunez (via teleconference)
Thomas and Casey Angeley (via teleconference)
Ed Lupyak (via teleconference)
Caroline Lee (in person)
Rebecca and Matt Russo (in person)
Austin and Molly Brown (via teleconference)
Owen Wright (in person)
Sergey Ermolin (via teleconference)
Oleg Svayaluta (in person)
Jon Mitchell (in person)
Uma Kale (in person)
Kurt Herald (via teleconference)
Tricia and Kevin Jiang (via teleconference)
Cindy and Keith Mueller
Karl Kato (via teleconference)

Horia Grosu (via teleconference)

1. Call to Order / Quorum Call

The meeting was called to order at 9:02 AM with 3 committee members and 1 alternate present, constituting a quorum.

2. Member Comments

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

3. Approval of Prior Meeting Minutes

Mitch Clarin moved to approve the minutes from the March 11, 2026 ASC meeting. Joe Veni seconded. (Passed 3:0 Whitten, Clarin, Veni)

4. Board Liaison Report: None.

5. SUBMITTALS & HEARINGS

THE COMMITTEE WENT INTO CLOSED SESSION AT 9:10 AM

Agenda Item #1: Unit 10, Lot 337

THE COMMITTEE RECONVENED AT 9:18 AM IN OPEN SESSION

Agenda Item #2: Unit 6, Lot 414

Agenda Item #3: Unit 8, Lot 222

Agenda Item #4: Unit 3, Lot 299

Agenda Item #5: Unit 9, Lot 642

Agenda Item #6: Unit 3, Lot 365

Agenda Item #7: Unit 8, Lot 299

Agenda Item #8: Unit 3, Lot 302

BREAK

Agenda Item #9: Unit 1, Lot 056

Agenda Item #10: Unit 1, Lot 055

Agenda Item #11: Capital Projects Presentation to ASC on Proposed Pickleball Project

- The Director of Capital Projects presented a plan for a multiphase sport court project to include pickleball courts and tennis court resurfacing, to be presented to the Board of Directors on April 24.
- The committee reviewed the proposed tempered glass wall for the pickleball courts to replace the existing chain link fencing with purple wind screens.
- The committee also reviewed the proposed shade structures to replace the existing mismatched canvas top, advising that the structures be an earth tone to align with Tahoe Donner's approved colors.
- Joe Veni moved to approve Phase 1 with the understanding that phases 2 and 3 of the tennis and pickleball project will align as closely as possible to phase 1, with fencing evaluated as part of that project and a recommendation that when staff and the board evaluate the fencing replacement, they consider aligning it with the look and feel of the pickleball fence. Also, a recommendation that the shade structure be included in the project with earth tone colors consistent with approved Tahoe Donner colors. Mitch Clarin seconded. (Passed 3:0 Whitten, Clarin, Veni)
- Action 3:0 (Whitten, Clarin, Veni) The committee agreed to approve Phase 1 with the understanding that phases 2 and 3 of the tennis and pickleball project will align as closely as possible to phase 1, with fencing evaluated as part of that project and a recommendation that when staff and the board evaluate the fencing replacement, they consider aligning it with the look and feel of the pickleball fence. Also, a recommendation that the shade structure be included in the project with earth tone colors consistent with approved Tahoe Donner colors.

Agenda Item #12 Unit 2, Lot 323

6. Next Meeting

The next meeting is scheduled for May 13, 2026 at 9:00 AM.

7. Adjournment

The meeting was adjourned at 2:37 PM.