



Architectural Standards Meeting Minutes

Wednesday June 10, 2026

Northwoods Clubhouse and Zoom

Committee Members:

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

Liaison:

Courtney Murrell, Board Secretary (in person)

Others Present:

Kelly Johnson Sands (in person)
Mark Bovenzi (via zoom)
Colin Trenter (via zoom)
Connie Ballou (in person)
Lorraine and Michael Turner (in person)
Eric Park (in person)
Carmelo Barajas (in person)
Jon Tupper (via zoom)
Todd Lopez (via zoom)

1. Call to Order / Quorum Call

The meeting was called to order at 9:00 AM with 2 committee members and 2 alternates present, constituting a quorum.

2. Member Comments

The Committee Chair opened member comments. There was one member comment regarding Architectural Standards Rules for firepit permits. The Committee Chair closed member comments

3. Approval of Prior Meeting Minutes

Mitch Clarin moved to approve the minutes from the May 27, 2026 ASC meeting. Graham Reid seconded. (Passed 3:0 Whitten, Clarin, Reid)

4. Board Liaison Report: The Board Liaison gave the committee a report on the results of the June 2 appeal hearing for Architectural Standards.

5. SUBMITTALS, HEARINGS & DISCUSSION

Agenda Item #1: Unit 2, Lot 258

Agenda Item #2: Unit 5, Lot 494

Agenda Item #3: Unit 10, Lot B

THE COMMITTEE WENT INTO CLOSED SESSION AT 10:10 AM FOR HEARINGS

Agenda Item #3: Unit 6, Lot 220

Agenda Item #5: Unit 4, Lot 360

THE COMMITTEE RECONVENED IN OPEN SESSION

DISCUSSION

The committee discussed a policy for screening operating equipment such as mini-splits, A/C units, generators and agreed to draft a written policy for review and approval at the June 24 ASC meeting.

6. Next Meeting

The next meeting is scheduled for June 24, 2026 at 9:00 AM.

7. Adjournment

The meeting was adjourned at 11:30 AM.