



Architectural Standards Meeting Minutes

Wednesday July 22, 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)
Graham Reid, Alternate (absent)
Nick Sonder, Alternate (absent)
David Hipkins, Alternate (absent)
Bill Staehlin, Alternate (absent)
Ted Arleo, Alternate (absent)

Liaison:

Denise Gauny, Board Vice President (in person)

Others Present:

Benjamin Levine (in person)
Annie Rosenfeld (in person)
Andreea Naanci (zoom)
Bahram Alavynejad (zoom)
Javier Mogetta (zoom)
Priscila Bertiz (zoom)
Alex Jopek
Michael McGhee (in person)
Mary and David Rhodes (in person)
Kim Bowles (zoom)

1. Call to Order / Quorum Call

The meeting was called to order at 9:02 AM with 3 committee members 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 June 24, 2026 ASC meeting. Joe Veni seconded. (Passed 3:0 Whitten, Clarin, Veni)

4. SUBMITTALS, HEARINGS & DISCUSSION

THE COMMITTEE WENT INTO CLOSED SESSION AT 9:10 AM FOR A HEARING

Agenda Item #1: Unit 2, Lot 283

The committee affirmed the violation but held the fine in abeyance

THE COMMITTEE RECONVENED IN OPEN SESSION AT 9:25 AM

Agenda Item #2: Unit 3, Lot 357

The committee conditionally approved the project

Agenda Item #3: Unit 6, Lot 634

The committee approved the project as submitted

Agenda Item #4: Unit 4, Lot 227

The committee conditionally approved the project

Agenda Item #5: ACTION/DISCUSSION: ADU Subcommittee update regarding Town of Truckee changes and deed restriction template

The ADU Subcommittee briefed the ASC on all the changes/updates from the Town of Truckee, and the ASC agreed that they are ready for staff to report to the board that the committee has

completed its annual review and the draft template is ready to recommend to the board for counsel review.

Agenda Item #6: ACTION/DISCUSSION: Propane tank screening with vegetation (case study 11365 Mougler)

After a lengthy review of existing and proposed propane tanks, as well as reviewing the Architectural Standards Rules which require screening with vegetation and our new Forestry Department vegetation removal requirements, the committee determined that complaints about the visibility of existing propane tanks be deferred as enforcement is not an option at this time.

5. Board Liaison Report

Denise Gauny updated the committee on the previous board meeting as well as the agenda for the upcoming board meeting.

6. Next Meeting

The next meeting is scheduled for August 12, 2026 at 9:00 AM.

7. Adjournment

The meeting was adjourned at 11:38 AM.