



Architectural Standards Meeting Minutes

Wednesday September 23, 2026

Northwoods Clubhouse and Zoom

Committee Members:

Rod Whitten, Chair (in person)
Mitch Clarin, Vice Chair (absent)
Joe Veni, Member (in person)
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:

Denise Gauny, Board Vice President (in person)

Others Present:

Benjamin Levine (in person)
Annie Rosenfeld (in person)
Jason Hajduk (in person)
Lisa Purchard (in person)
Claire Ellinwood (in person)
Jasmine Ross (in person)
Valentin Lascu (in person)
Jeff Vickerman (in person)
Larry Weight (via zoom)
Dustin Walsh (via zoom)
Michael Pappas (in person)
Joe Stone (via zoom)
Bryan Tucker (in person)
Jen Trombetta (in person)
Tanner Egan (via zoom)
Eric Biber (via zoom)

1. Call to Order / Quorum Call

The meeting was called to order at 9:02 AM with 2 committee members and 2 alternates 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. CONSENT CALENDAR:

Approval of Prior Meeting Minutes and Member Status Change

Rod Whitten moved to approve the meeting minutes. Joe Veni seconded. (Passed 3:0 Whitten, Veni, Phelps). Deb Phelps moved to approve Graham Reid's status change from Alternate to Regular member and to substitute him in as Vice Chair for Mitch Clarin. Joe Veni seconded. (Passed 3:0 Whitten, Veni, Phelps)

4. Board Liaison Report

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

5. HEARINGS

Agenda Item #1: Unit 1, Lot 167

- The committee approved the project

Agenda Item #2: Unit 6, Lot 468

- The committee approved the project

Agenda Item #3: Unit 6, Lot 639

- The committee approved the project

Agenda Item #4: Unit 4, Lot 480

- The committee approved the project

Agenda Item #5: Unit 3, Lot 312

- The committee approved the project

6. Next Meeting

The next meeting is scheduled for October 7, 2026 at 9:00 AM.

7. Adjournment

The meeting was adjourned at 11:05 AM.