Architectural Standards Meeting Minutes

Wednesday October 21, 2026

Northwoods Clubhouse and Zoom

Committee Members:

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

Liaison:

Denise Gauny, Board Vice President (in person)

Others Present:

Lisa Purchard (in person)
Jasmine Ross (in person)
Molly and Austin Brown (in person)
Colin Chapman (via zoom)

1. **Call to Order / Quorum Call**

   The meeting was called to order at 9:00 AM with 2 committee members and no 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

   Joe Veni moved to approve the minutes from the October 7, 2026 ASC meeting. Rod Whitten seconded. (Passed 2:0 Whitten, Veni)

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. **SUBMITTALS AND DISCUSSION**

Agenda Item #1: Unit 4, Lot 543

- The committee approved the project

Agenda Item #2: Unit 4, Lot 361

- The committee agreed to approve the variance.

Agenda Item #3: DISCUSSION

The committee reviewed the 2027 draft task list and finalized it to be referred to the Board.

Agenda Item #3: DISCUSSION

The committee reviewed legislative changes for ADUs and HVACs and agreed to table it for discussion at a future meeting.

6. **Next Meeting**
   The next meeting is scheduled for November 18, 2026 at 9:00 AM.

7. **Adjournment**
   The meeting was adjourned at 10:07 AM.