Architectural Standards Meeting Minutes

Wednesday October 7, 2026

Northwoods Clubhouse and Zoom

Committee Members:

- Rod Whitten, Chair (in person)
- Joe Veni, Member (in person)
- Debra Phelps, Alternate (in person)
- 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:

- Benjamin Levine (in person)
- Annie Rosenfeld (in person)
- Jason Hajduk (in person)
- Lisa Purchard (in person)
- Claire Ellinwood (in person)
- Jasmine Ross (in person)
- Alex Barragan (via zoom)
- Andy Anderson (via zoom)
- Pat Millar (via zoom)
- Kyle Millar (via zoom)

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

   The meeting was called to order at 9:00 AM with 2 committee members and 3 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 September 23, 2026 ASC meeting. Bill Staehlin seconded. (Passed 3:0 Whitten, Veni, Staehlin)
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, HEARINGS AND DISCUSSION**

The committee went into closed session for one hearing at 9:10 AM

Agenda Item #1: Unit 7, Lot 64

- The committee affirmed the violation and levied a fine

The committee reconvened in open session for submittals at 9:28 AM

Agenda Item #2: Unit 10, Lot 386

- The committee approved the project

Agenda Item #3: Unit 9, Lot 303

- The committee approved the variance

Agenda Item #4: DISCUSSION

The committee reviewed the 2026 task list.

Rod Whitten discussed the importance of recruiting in the new year. He also mentioned wanting to add a fine for Noxious Activity which would require a 45-day notice to the membership to update the 2025 Board-approved ASC fine schedule.

Annie Rosenfeld mentioned that fee increase needs to go out for 45-day notice in January.

Densie Gauny confirmed that committee task lists are always ongoing. She also suggested that it be an annual task of the ASC to review rules and fees.

The committee discussed the draft 2027 task list, with a first draft being reviewed by the board on October 30, 2026.

6. **Next Meeting**
   The next meeting is scheduled for October 21, 2026 at 9:00 AM.

7. **Adjournment**
   The meeting was adjourned at 10:39 AM.