



Sudden Valley Community Association Architectural Control Committee

Date 01/09/2025

Time 9:00 AM

Location Zoom

Minutes

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| Type of meeting: | Request and Plan Review |
| Facilitator: | Daniel Rodriguez, Chair |
| Committee Attendees: | John Gingrich (left @10:48 AM), Jo Jean Kos, Dan Vink, Patric Zwolenski |
| Excused Absence: | Linda Tessier |
| Attendees: | Diane Bruneau, Joel Carter (left @11:10 AM), Allen Helvajian |
| Observers: | Samantha Buckley Hugessen (Item 3), Ed Danch (Item 10), Nancy Hammons (Item 11), J Young (Item 22), Matt Lynch (Observer), Chad Schmitt (Observer) |

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| Item – 1 | Approval of 01/09/2025 ACC Meeting Agenda |
| Item – 2 | Consent Agenda – Approval of the 12/05/2024 ACC Meeting Minutes |
| Item – 3 | 8 Birdie Ln, G1, Ext Alt (Deck) |
| Item – 4 | 23 Grandview Ln, G2, Ext Alt (Deck) |
| Item – 5 | 68 Marigold Dr, G2, Extension (Paint) 6 Month Extension |
| Item – 6 | 9 Whispering Cedars Ct, G2, Fence (Dog) |
| Item – 7 | 4 Ridge Crest Way, G3, Ext Alt (Firewood Shed) |
| Item – 8 | 11 Lookout Mountain Ln, G3, Ext Alt (Deck & Dog Fence) |
| Item – 9 | 10 Inglewood Pl, G3, Tree (Remove 2) |
| Item – 10 | 22 Hillside Pl, G3, New Construction |
| Item – 11 | 23 Spring Rd, G3, Construction Chg (Trim) |
| Item – 12 | 4 Twin Flower Cir, G3, Construction Chg (Retain Wall) |
| Item – 13 | 4 Twin Flower Cir, G3, Construction Chg (Paint Wall) |
| Item – 14 | 4 Twin Flower Cir, G3, Construction Chg (Parking) |
| Item – 15 | 11 Oval Ct, G5, Construction Chg (Paint & Ret Wall) |
| Item – 16 | 10 Loganberry Ln, G5, Tree (Remove 1) |
| Item – 17 | 22 Lost Fork Ln, G13, Ext Alt (Deck) |
| Item – 18 | 154 Sudden Valley Dr, G13 Tree (Remove 1) |
| Item – 19 | 190 Sudden Valley Dr, G13, New Construction |
| Item – 20 | 94A Polo Park Dr, G13 Tree (Remove 1) |
| Item – 21 | 101 Polo Park Dr, G13, New Construction |
| Item – 22 | 21 Lost Fork Ln, G13, Construction Chg (Propane Tank) |
| Item – 23 | 7 High Cliff Ln, G13, Fence (Dog) |



Meeting Called to Order 09:07 AM

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| Item – 1 | Approval of 01/09/2025 ACC Meeting Agenda | Video 00:01:02 – 00:02:34 | |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Patric | Unanimous |

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| Item – 2 | Consent Agenda – Approval of the 12/05/2024 ACC Meeting Minutes | Video 00:02:35 – 00:02:59 | |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Jo Jean | Unanimous |

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| Item – 3 | 8 Birdie Ln, G1, Ext Alt (Deck) | Video 00:04:27 – 00:06:09 | |
| Comments: | Plan A is approved | | |
| Discussion: | | | |
| Action: | Approved with Comments | Motion: John | Unanimous |

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| Item – 4 | 23 Grandview Ln, G2, Ext Alt (Deck) | Video 02:02:20 – 02:08:42 | |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Daniel | Unanimous |

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| Item – 5 | 68 Marigold Dr, G2, Extension (Paint) 6 Month Extension | Video 02:08:44 – 02:09:05 | |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Daniel | Unanimous |

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| Item – 6 | 9 Whispering Cedars Ct, G2, Fence (Dog) | Video 02:09:07 – 02:09:31 | |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Jo Jean | Unanimous |

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| Item – 7 | 4 Ridge Crest Way, G3, Ext Alt (Firewood Shed) | Video 02:09:33 – 02:14:10 | |
| Comments: | 1) Provide dimensions and size of shed, 2) Describe the location of the shed from the property lines, 3) Provide the building materials that will be used, particularly the roof, 4) State if the shed will be connected to the house | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: Dan V. | Unanimous |

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| Item – 8 | 11 Lookout Mountain Ln, G3, Ext Alt (Deck & Dog Run) | | Video 02:14:58 – 02:19:37 |
| Comments: | The Committee prefers that there be no lattice under the deck | | |
| Discussion: | | | |
| Action: | Approved with Comments | Motion: Dan V | Unanimous |

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| Item – 9 | 10 Inglewood Pl, G3, Tree (Remove 2) | | Video 02:19:43 – 02:22:51 |
| Comments: | 1) Clarify the location of the trees in relation to your property lines, 2) Tree #2 requires a certified arborist report as roots showing do not necessarily indicate there is a problem | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: Dan V | Unanimous |

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| Item – 10 | 22 Hillside Pl, G3, New Construction | | Video 00:15:45 – 00:49:05 |
| Comments: | 1) Provide details for change in driveway slope, 2) State whether a retaining wall will be added on the left front side of the house, 3) Provide final tree removal plan, 4) Provide exterior lighting plan, 5) Provide water and sewer plan, 6) provide stormwater plan | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: John | Unanimous |

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| Item – 11 | 23 Spring Rd, G3, Construction Chg (Trim) | | Video 00:55:21 – 01:10:59 |
| Comments: | Approved as built | | |
| Discussion: | | | |
| Action: | Approved with Comments (Daniel opposed) | Motion: Patric | Majority |

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| Item – 12 | 4 Twin Flower Cir, G3, Construction Chg (Retain Wall) | | Video 02:28:46 – 02:30:41 |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Patric | Unanimous |

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| Item – 13 | 4 Twin Flower Cir, G3, Construction Chg (Paint Wall) | | Video 02:30:49 – 02:31:37 |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Patric | Unanimous |

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| Item – 14 | 4 Twin Flower Cir, G3, Construction Chg (Parking) | | Video 02:31:41 – 02:33:25 |
| Comments: | Restore to preconstruction conditions | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: Dan V | Unanimous |

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| Item – 15 | 11 Oval Ct, G5, Construction Chg (Paint & Ret Wall) | | Video 02:33:38 – 02:38:39 |
| Comments: | The Committee approval is based on aesthetics only; structural changes must be approved by the County | | |
| Discussion: | | | |
| Action: | Approved with Comments | Motion: Dan V | Unanimous |

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| Item – 16 | 10 Loganberry Ln, G5, Tree (Remove 1) | | Video 02:24:18 – 02:25:30 |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Patric | Unanimous |

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| Item – 17 | 22 Lost Fork Ln, G13, Ext Alt (Deck) | | Video 02:25:32 – 02:26:32 |
| Comments: | Upper deck only is approved; lower deck requires a separate submission | | |
| Discussion: | | | |
| Action: | Approved with Comments | Motion: Dan V | Unanimous |

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| Item – 18 | 154 Sudden Valley Dr, G13 Tree (Remove 1) | | Video 02:26:51 – 02:27:27 |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Patric | Unanimous |

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| Item – 19 | 190 Sudden Valley Dr, G13, New Construction | | Video 01:41:24 – 02:02:16 |
| Comments: | 1) Clarify the tree plan in regard to the tree canopy, 2) State that there is no ADU, 3) Relocated the house to the center of the lot to preserve the trees between lot 77 and the house | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: Dan V | Unanimous |

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| Item – 20 | 94A Polo Park Dr, G13 Tree (Remove 1) | | Video 02:27:31 – 02:28:39 |
| Comments: | | | |
| Discussion: | | | |
| Action: | Approved | Motion: Dan V | Unanimous |

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| Item – 21 | 101 Polo Park Dr, G13, New Construction | | Video 01:11:58 – 01:40:42 |
| Comments: | 1) The driveway slope is unacceptable and need to be addressed, 2) Submit an updated complete tree removal plan, 3) Describe how the water access is not going to impact the trees, 4) Specify where the accent color will be painted, 5) Provide details for the back patio including materials to be used | | |
| Discussion: | | | |
| Action: | Denied with Comments | Motion: John | Unanimous |



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| Item – 22 | 21 Lost Fork Ln, G13, Construction Chg (Propane Tank) | Video 00:50:37 – 00:55:14 |
| Comments: | | |
| Discussion: | | |
| Action: | Approved | Motion: Dan V Unanimous |

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| Item – 23 | 7 High Cliff Ln, G13, Fence (Dog) | Video 00:06:50 – 00:15:31 |
| Comments: | Please resubmit your request showing a more detailed drawing showing the fence location in relation to the property line, 2) Submit a Variance Request if they fence will be over 5 feet tall | |
| Discussion: | | |
| Action: | Denied with Comments | Motion: Dan V Unanimous |

Meeting Adjourned 11:46 AM