



Sudden Valley Community Association Architectural Control Committee

Date 01/15/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Terry Niblack, Dan Vink, Jo Jean Kos, Patric Zwolenski

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Cheryl Cottino and Tom Linarelli (Item 3), Lauren Jolin (Item 7)

Item – 1	Approval of 01/15/2026 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 11/20/2025 ACC Meeting Minutes
Item – 3	39 North Point Dr, G1, Ext Alt (Replace and enlarge deck)
Item – 4	30 Longshore Ln, G1, Ext Alt (Add wind & privacy screen)
Item – 5	11A Par Ln, G1, Ext Alt (Add Lean-To)
Item – 6	38 Windward Dr, G1, Tree (Remove 1)
Item – 7	74 Grand View Ln, G2, Const Change (Hot Tub) Resubmission
Item – 8	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) Tier 1 Resubmission
Item – 9	14 Deer Run Ln, G3, 2 nd Extension (New Home) Six Months
Item – 10	12 North Summit Dr, G3, Ext Alt (Replace and enlarge deck)
Item – 11	11 Wintercross Way, G5, Tree (Remove 2)
Item – 12	32 Bramble Way, G5, 3 rd Extension (New Home) One Year
Item – 13	35 Lost Fork Ln, G13, Ext Alt (Add Retaining Wall)
Item – 14	22 Granite Cir, G13, 2 nd Extension (New Home) Six Months



Meeting Called to Order 5:01 PM

Item – 1	Approval of 01/15/2025 ACC Meeting Agenda	Video 00:00:04 – 00:00:28	
Comments:	Item 6 withdrawn by homeowner.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 2	Consent Agenda – Approval of the 11/20/2025 ACC Meeting Minutes	Video 00:00:34 – 00:00:55	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 3	39 North Point Dr, G1, Ext Alt (Replace and enlarge deck)	Video 00:00:59 – 00:04:18	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 4	30 Longshore Ln, G1, Ext Alt (Add wind & privacy screen)	Video 00:17:29 – 00:18:03	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 5	11A Par Ln, G1, Ext Alt (Add Lean-To)	Video 00:19:18 – 00:19:45	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	38 Windward Dr, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00	
Comments:			
Discussion:			
Action:	Withdrawn	Motion:	

Item – 7	74 Grand View Ln, G2, Const Change (Hot Tub) Resubmission	Video 00:04:42 – 00:17:21	
Comments:	Final design must include vegetative screening to the top of the split rail along the South & East walls.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 8	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) Tier 1 Resubmission		Video 00:20:01 – 00:21:03
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	14 Deer Run Ln, G3, 2 nd Extension (New Home) Six Months		Video 00:21:17 – 00:21:58
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	12 North Summit Dr, G3, Ext Alt (Replace and enlarge deck)		Video 00:22:04 – 00:23:47
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	11 Wintercress Way, G5, Tree (Remove 2)		Video 00:23:50 – 00:25:25
Comments:	Homeowner must provide an Arborist Report on the status of the two trees.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 12	32 Bramble Way, G5, 3 rd Extension (New Home) One Year		Video 00:25:31 – 00:25:47
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	35 Lost Fork Ln, G13, Ext Alt (Add Retaining Wall)		Video 00:25:54 – 00:28:07
Comments:	Request approved for an Allen Block wall with caps or the request can be resubmitted with an alternate		
Discussion:	proposal. Plain cinder block wall(s) is/are not approved.		
Action:	Approved	Motion: Daniel	Unanimous

Item – 14	22 Granite Cir, G13, 2 nd Extension (New Home) Six Months		Video 00:28:35 – 00:29:18
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 5:30 PM