



# Sudden Valley Community Association Architectural Control Committee

Date 02/06/2025

Time 9:00 AM

Location Zoom

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	John Gingrich, Jo Jean Kos, Linda Tessier (arrived 9:42 AM), Dan Vink, Patric Zwolenski,
<b>Excused Absence:</b>	N/A
<b>Attendees:</b>	Diane Bruneau, Allen Helvajian
<b>Observers:</b>	Chad Schmitt (Item 4), Matt Lynch (Item 4), William Davis (Item 4), J Young (Items 5 & 15), Mark Pilger (Item 8), Devon Burns (Item 12), Darren Kovalchik (Item 12), , Bob Desberg (Item 16)

Item – 1	Approval of 02/06/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 01/23/2025 ACC Meeting Minutes
Item – 3	14A Inlet Cir, G1, Ext Alt (Steps)
Item – 4	10 Inlet Cir, G1, New Construction <b>Resubmission</b>
Item – 5	8 Valley View Cir, G2 Tree (Remove 1)
Item – 6	22 Marigold Drive, G2, Ext Alt (Add Lights)
Item – 7	17 Hawks Hill Pl, G3, Ext Alt (Roof)
Item – 8	34 Sudden Valley Dr, G3, Ext Alt (House Rebuild Roof)
Item – 9	10 Inglewood Pl, G3, Tree (Remove 2)
Item – 10	23 Spring Rd, G3, Construction Chg (Trim Paint)
Item – 11	23 Spring Rd, G3, Construction Chg (Deck, Walkway, Foundation)
Item – 12	8 Topper Dr, G3, Ext Alt (Doors & Tile)
Item – 13	28 Lost Lake Ln, G13, Variance (Fence)
Item – 14	6 Yearling Pl, G13, Ext Alt (Trailer Screen) <b>Resubmission</b>
Item – 15	21 Lost Fork, G13, Construction Chg (Lighting)
Item – 16	6 High Cliff Ln, G13, Tree (Remove 2)

**Meeting Called to Order 09:00 AM**

Item – 1	Approval of 02/06/2025 ACC Meeting Agenda	Video 00:00:07 – 00:00:38
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 01/23/2025 ACC Meeting Minutes		Video 00:00:48 – 00:01:40
Comments:	1) Delete incorrect departure time for Joel Carter 2) Item #19 change wording from 15 “degrees” to 15 “percent”		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

<b>Item – 3</b>	14A Inlet Cir, G1, Ext Alt (Steps)		Video 01:23:40 – 01:25:40
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

<b>Item – 4</b>	10 Inlet Cir, G1, New Construction <i>Resubmission</i>		Video 00:43:52 – 01:19:08
Comments:	1) Provide shed dimensions and add to property coverage percentage, 2) Provide details of the path to the lower yard/lake, 3) Joel Carter to verify height of the house and provide ACC original vs new elevation 4) If height of the house is over 20 feet, provide written comments from the neighbor regarding the height of the house		
Discussion:	The house appears to be too tall for the neighborhood		
Action:	Denied with Comments (Jo Jean opposed)	Motion: Dan V	Majority

<b>Item – 5</b>	8 Valley View Cir, G2 Tree (Remove 1)		Video 00:15:03 – 00:29:20
Comments:	Provide arborist report regarding the health of the tree being asked to be removed. Arborist should also examine the health of the trees down the hill specifically at the trunks which were struck by falling trees.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

<b>Item – 6</b>	22 Marigold Drive, G2, Ext Alt (Add Lights)		Video 01:26:40 – 01:31:55
Comments:	Resubmit request with written approval from the Ridgefield Condominium Association		
Discussion:			
Action:	Deny with Comments	Motion: John	Unanimous

<b>Item – 7</b>	17 Hawks Hill Pl, G3, Ext Alt (Roof)		Video 01:32:22 – 01:32:42
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous



<b>Item – 8</b>	34 Sudden Valley Dr, G3, Ext Alt (House Rebuild Roof)		Video 00:10:49 – 00:14:40
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

<b>Item – 9</b>	10 Inglewood Pl, G3, Tree (Remove 2)		Video 01:32:58 – 01:35:44
Comments:	Approval is given for removal of Tree #1 only		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 10</b>	23 Spring Rd, G3, Construction Chg (Trim Paint)		Video 01:36:05 – 01:40:05
Comments:	ACC recommends fines be assessed for “Implementing unapproved changes that affect the exterior appearance of a house or lot” for this and all other unapproved changes		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

<b>Item – 11</b>	23 Spring Rd, G3, Construction Chg (Deck, Walkway, Foundation)		Video 01:40:23 – 01:40:45
Comments:	ACC recommends fines be assessed for “Implementing unapproved changes that affect the exterior appearance of a house or lot” for this and all other unapproved changes		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

<b>Item – 12</b>	8 Topper Dr, G3, Ext Alt (Doors & Tile)		Video 00:07:17 – 00:10:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

<b>Item – 13</b>	28 Lost Lake Ln, G13, Variance (Fence)		Video 01:40:50 – 01:43:33
Comments:	Resubmit: 1) Plans with a reduced fenced area, 2) Redesigned fence that is not on the property lines, 3) Redesigned fence that is a design consistent with Appendix D of the ACC Policies, 4) Stake and string the new fence area		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	

<b>Item – 14</b>	6 Yearling Pl, G13, Ext Alt (Trailer Screen) <i>Resubmission</i>		Video 01:43:53 – 01:54:34
Comments:			
Discussion:			
Action:	Denied	Motion: Dan V	Unanimous



<b>Item – 15</b>	21 Lost Fork, G13, Construction Chg (Lighting)	Video 00:29:37 – 00:43:20
Comments:	Provide two suggested choices of approved lighting for the ACC to choose between for the ceiling mounted installation.	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

<b>Item – 16</b>	6 High Cliff Ln, G13, Tree (Remove 2)	Video 00:02:03 – 00:03:58
Comments:	Please provide a copy of the arborist report to the ACC by email.	
Discussion:		
Action:	Approved with Comments	Motion: Dan V Unanimous

**Meeting Adjourned 10:55 AM**