



# Sudden Valley Community Association Architectural Control Committee

Date 02/19/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	Terry Niblack, Dan Vink, Jo Jean Kos, Patric Zwolenski
<b>Excused Absence:</b>	
<b>Attendees:</b>	Jerry Gangle, Allen Helvajian
<b>Observers:</b>	Dave Williams (Item 4), Mark Troyer (Item 5), Robert Livingston (Item 6), Peter & Monica Fischer (Item 9), Will Savchuk (Items 10 & 11), Aaron Martsch (Item 12), Slav Shportko (Items 13 & 14), Mark Breitfuss & Lan Johnson (Item 15)

Item – 1	Approval of 02/19/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 02/05/2025 ACC Meeting Minutes
Item – 4	120 Windward Dr, G1, Ext Alt (Parking Spot)
Item – 5	21 Cascade Ln, G3, Tree (Remove 1)
Item – 6	1 Green Hill Rd, G3, Ext Alt (Flagstone Path)
Item – 7	17 Topper Dr, G3, Tree (Remove 1)
Item – 8	312 Sudden Valley Dr, G9, Const Change (Windows)
Item – 9	325 Sudden Valley Dr, G9, Ext Alt (Deck)
Item – 10	8 Morning Glory Dr, G9, New Construction <i>In-Concept</i>
Item – 11	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>In-Concept</i>
Item – 12	130 Sudden Valley Dr, G13, Variance (Retaining Wall, Steps, & Parking)
Item – 13	8 Shooting Star Ct, G13, Const Change (Deck Cover)
Item – 14	8 Shooting Star Ct, G13, Const Change (Siding & Stone)
Item – 15	16 Southern Ct, G28, Ext Alt (Shed)



## Meeting Called to Order 5:01 PM

<b>Item – 1</b>	Approval of 02/19/2025 ACC Meeting Agenda	Video 00:00:05 – 00:00:28	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 2</b>	Property Owner Comments	Video 00:00:33 – 00:01:05	
Comments:	None		
Discussion:			
Action:		Motion:	

<b>Item – 3</b>	Consent Agenda – Approval of the 02/05/2026 ACC Meeting Minutes	Video 00:01:12 – 00:01:23	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

<b>Item – 4</b>	120 Windward Dr, G1, Ext Alt (Parking Spot)	Video 00:01:37 – 00:08:26	
Comments:	Please resubmit with property lines, setbacks, and driveways clearly marked and explained.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 5</b>	21 Cascade Ln, G3, Tree (Remove 1)	Video 00:08:40 – 00:15:55	
Comments:	Refer to Facilities & Maint. as it may be on SVCA property. If on private property homeowner will arrange and pay for the removal. ACC approves the removal provided it's on homeowner's property.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

<b>Item – 6</b>	1 Green Hill Rd, G3, Ext Alt (Flagstone Path)	Video 00:16.18 – 00:20:05	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 7</b>	17 Topper Dr, G3, Tree (Remove 1)	Video 01:05:26 – 01:06:46	
Comments:	Please consider leaving a habitat snag when removing the tree.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



<b>Item – 8</b>	312 Sudden Valley Dr, G9, Const Change (Windows)		Video 01:07:05 – 01:08:18
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 9</b>	325 Sudden Valley Dr, G9, Ext Alt (Deck)		Video 00:20:20 – 00:21:30
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 10</b>	8 Morning Glory Dr, G9, New Construction <i>In-Concept</i>		Video 00:21:43 – 00:41:08
Comments:	Resubmit with a plan to reduce the number of trees that must be cut down.		
Discussion:	Undeveloped lots to either side of 8 Morning Glory are owned by SVCA and subject to SVCA Restriction.		
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 11</b>	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>In-Concept</i>		Video 00:21:43 – 00:41:08
Comments:			
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 12</b>	130 Sudden Valley Dr, G13, Variance (Retaining Wall, Steps, & Parking)		Video 00:41:18 – 00:55:03
Comments:	Please provide more specific plans perhaps using a landscaper for the retaining wall and steps.		
Discussion:	Referring the parking lot questions to Manager of Facilities & Maintenance for evaluation.		
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 13</b>	8 Shooting Star Ct, G13, Const Change (Deck Cover)		Video 01:02:05 – 01:05:13
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

<b>Item – 14</b>	8 Shooting Star Ct, G13, Const Change (Siding & Stone)		Video 01:02:05 – 01:05:13
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



<b>Item – 15</b>	16 Southern Ct, G28, Ext Alt (Shed)	Video 00:55:20 – 01:01:45	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

**Meeting Adjourned at 6:11 PM**