



# Sudden Valley Community Association Architectural Control Committee

## Minutes

Date 04/18/2024

Time 6:00 PM

Location The Dance Barn

|                             |   |
|-----------------------------|---|
| <b>Type of meeting:</b>     | Request and Plan Review   |
| <b>Facilitator:</b>         | Daniel Rodriguez, Chair   |
| <b>Committee Attendees:</b> | Jo Jean Kos, Wayne Lee, Dan Vink, Patric Zwolenski  |
| <b>Excused Absence:</b>     | N/A   |
| <b>Attendees:</b>           | Diane Bruneau, Joel Carter, Allen Helvajian   |
| <b>Observers:</b>           | Andrey Bulanov (Item 3), Cheri Johnson and Steve Seward (Item 4), James Lemerond (Item 6) |

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|--------------------------------|---|
| <b>Item – 1</b>                | Approval of 04/18/2024 ACC Meeting Agenda   |
| <b>Item – 2</b>                | Consent Agenda – Approval of the 04/04/2024 ACC Meeting Minutes                           |
| <b>Item – 3</b>                | 8 Fairway Ln, G1, Ext Alt (Door)  |
| <b>Item – 4</b>                | 26 Grand View Ln, G2, Ext Alt (Stairs)  |
| <b>Item – 5</b>                | 106 Harbor View Dr, G3, Construction Change (Deck)  |
| <b>Item – 6</b>                | 19 Green Hill Rd, G3, Ext Alt (Steps)   |
| <b>Item – 7</b>                | 7 Little Palomino Ct, G5, Construction Change (Paint)                                     |
| <b>Item – 8</b>                | 23 Louise View Dr, G5, Tree (Remove 1)  |
| <b>Item – 9</b>                | 20 Sweetclover Cir, G5, Extension & Reapproval  |
| <b>Item – 10</b>               | 14 Baywood Ct, G9, Fence/Ext Alt (Pet Enclosure-Deck Rails)                               |
| <b>Item – 11</b>               | 20 Lost Fork Ln, G13, Ext Alt (Deck)  |
| <b>Item – 12<sup>ADD</sup></b> | Nominate Allen Helvajian to the Architectural Control Committee <i>(added at meeting)</i> |
| <b>Item – 13<sup>ADD</sup></b> | Review Proposed ACC Policy Changes <i>(added at meeting)</i>                              |
| <b>Item – 14</b>               |   |
| <b>Item – 15</b>               |   |
| <b>Item – 16</b>               |   |
| <b>Item – 17</b>               |   |
| <b>Item – 18</b>               |   |
| <b>Item – 19</b>               |   |
| <b>Item – 20</b>               |   |

**Meeting Called to Order 06:04 PM**

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| <b>Item – 1</b> | Approval of 04/18/2024 ACC Meeting Agenda | Video 00:00:11 – 00:01:13 |           |
| Comments:       |   |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved                                  | Motion: Patric            | Unanimous |

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| <b>Item – 2</b> | Consent Agenda – Approval of the 04/04/2024 ACC Meeting Minutes | Video 00:01:15 – 00:01:55 |          |
| Comments:       |   |                           |          |
| Discussion:     |   |                           |          |
| Action:         | Approved (Dan V abstained)                                      | Motion: Jo Jean           | Majority |

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| <b>Item – 3</b> | 8 Fairway Ln, G1, Ext Alt (Door)  | Video 00:06:34 – 00:08:30 |           |
| Comments:       | Approved subject to owner submitting revised (Whatcom County) building permit plans to ACC. |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved with comments  | Motion: Jo Jean           | Unanimous |

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| <b>Item – 4</b> | 26 Grand View Ln, G2, Ext Alt (Stairs) | Video 00:08:37 – 00:10:20 |           |
| Comments:       |  |                           |           |
| Discussion:     |  |                           |           |
| Action:         | Approved                               | Motion: Jo Jean           | Unanimous |

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| <b>Item – 5</b> | 106 Harbor View Dr, G3, Construction Change (Deck)  | Video 00:11:54 – 00:15:40 |           |
| Comments:       | Approved subject to owner submitting revised (Whatcom County) building permit plans to ACC. |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved with comments  | Motion: Wayne             | Unanimous |

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| <b>Item – 6</b> | 19 Green Hill Rd, G3, Ext Alt (Steps) | Video 00:10:27 – 00:11:40 |           |
| Comments:       |                                       |                           |           |
| Discussion:     |                                       |                           |           |
| Action:         | Approved                              | Motion: Jo Jean           | Unanimous |

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| <b>Item – 7</b> | 7 Little Palomino Ct, G5, Construction Change (Paint) | Video 00:15:50 – 00:16:16 |           |
| Comments:       |   |                           |           |
| Discussion:     |   |                           |           |
| Action:         | Approved  | Motion: Patric            | Unanimous |

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| <b>Item – 8</b> | 23 Louise View Dr, G5, Tree (Remove 1) | Video 00:16:22 – 00:17:20 |           |
| Comments:       |  |                           |           |
| Discussion:     |  |                           |           |
| Action:         | Approved                               | Motion: Jo Jean           | Unanimous |

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| <b>Item – 9</b> | 20 Sweetclover Cir, G5, Extension & Reapproval   | Video 00:17:25 – 00:19:16 |           |
| Comments:       | Extension approved through 07/21/2024. Any applicable fees to be assessed by SVCA and paid by builder. |                           |           |
| Discussion:     |  |                           |           |
| Action:         | Approved with comments   | Motion: Daniel R          | Unanimous |

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| <b>Item – 10</b> | 14 Baywood Ct, G9, Fence/Ext Alt (Pet Enclosure-Deck Rails)  | Video 00:19:32 – 00:20:40 |           |
| Comments:        | Variance required to replace the split rail fence (constructed on the property line) with the new fence. |                           |           |
| Discussion:      |  |                           |           |
| Action:          | Approved with comments   | Motion: Jo Jean           | Unanimous |

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| <b>Item – 11</b> | 20 Lost Fork Ln, G13, Ext Alt (Deck) | Video 00:20:45 – 00:21:11 |           |
| Comments:        |                                      |                           |           |
| Discussion:      |                                      |                           |           |
| Action:          | Approved                             | Motion: Jo Jean           | Unanimous |

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| <b>Item – 12<sup>ADD</sup></b> | Nominate Allen Helvajian to the Architectural Control Committee <i>(added at meeting)</i>   | Video 00:02:00 – 00:06:16 |           |
| Comments:                      | Committee approved nomination of Allen Helvajian to the Architectural Control Committee to be presented to the Board of Directors for final approval. |                           |           |
| Discussion:                    |   |                           |           |
| Action:                        | Approved with comments  | Motion: Patric            | Unanimous |

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| <b>Item – 13<sup>ADD</sup></b> | Review Proposed ACC Policy Changes <i>(added at meeting)</i> | Video 00:24:17 – 01:06:40 |     |
| Comments:                      |  |                           |     |
| Discussion:                    |  |                           |     |
| Action:                        | Discussion   | Motion: N/A               | N/A |

Meeting Adjourned 07:10 PM