



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 05/02/2024

Time 9:00 AM

Location Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Allen Helvajian, Jo Jean Kos, Dan Vink, Patric Zwolenski
Excused Absence:	Wayne Lee
Attendees:	Diane Bruneau, Joel Carter, John Gingrich
Observers:	Chad Schmitt (Item 3), Carol & Jim Browder (Items 4 & 5), Celeste Seimears (Item 6), Sunny Palmtag (Item 8), Preston Knutson (Items 11, 12, & 22), Val Valgardson (Item 13), Dmitriy Paliyev (Item 14), Ben Gekelman (Item 16), Will Savchuk (Item 20), Janis Tucker (Item 20), Luke Tabor (Item 23)

Item – 1	Approval of 05/02/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 04/18/2024 ACC Meeting Minutes
Item – 3	30 Jubilee, G1, Construction Change (Landscaping & Parking)
Item – 4	11 Sanwick Point Ct, G1, New Construction (Garage)
Item – 5	11 Sanwick Point Ct G1 Variance (Setbacks) 33-010
Item – 6	15 Marigold Dr, G2, Ext Alt (Paint)
Item – 7	69 Marigold Dr, G2, Ext Alt (Stairs & Deck)
Item – 8	1 Morning Beach Dr #30, G2, Tree Removal (1 Tree)
Item – 9	1 Ridge Crest Way, G3, Ext Alt (Landscaping)
Item – 10	1 Ridge Crest Way, G3, Fence (Privacy)
Item – 11	19 Inglewood Pl, G3, New Construction
Item – 12	19 Inglewood Pl, G3, Variance (Property Coverage) 04-037
Item – 13	24 Cascade Ln, G3, New Construction
Item – 14	12 Green Hill Rd, G3, Variance (Driveway Slope & Stairs)
Item – 15	20 Green Hill Rd, G3, Ext Alt (Retaining Wall)
Item – 16	7 Deer Run Ln, G3, New Construction
Item – 17	23 Spring Rd, G3, Construction Change (Retaining Wall)
Item – 18	8 Loganberry Ln, G5, Ext Alt (Driveway)
Item – 19	10 Loganberry Ln, G5, Fence

Item – 20	325 Sudden Valley Dr, G9, New Construction
Item – 21	14 Baywood Ct, G9, Variance (Fence)
Item – 22	15 Gray Birch Ln, G13, New Construction
Item – 23	6 Yearling Pl, G13, Ext Alt (Trailer Privacy Screening)
Item – 24	36 Jasper Ridge Ln, G13, Tree Removal (1 Tree)
Item – 25	28 Granite Cir, G13, Ext Alt (Stairs)
Item – 26	4 Summer Bell Ln, G13, Tree Removal (3 Trees)
Item – 27	5 Doe Ct, G13, Ext Alt (Retaining Wall/Driveway)
Item – 28	1 Dawn Break Ct, G13, Variance (Fence)
Item – 29 ADD	106 Harbor View Dr, G3, Construction Change (Paint & Retaining Wall) <i>(added at meeting)</i>
Item – 30 ADD	Nominate John Gingrich to the Architectural Control Committee <i>(added at meeting)</i>

Meeting Called to Order 9:04 AM

Item – 1	Approval of 05/02/2024 ACC Meeting Agenda	Video 00:00:20 – 00:01:40
Comments:	Amend agenda: 1) Include 106 Harbor View Dr submission as Item 29 due to new house closing 5/8/2024 and 2) Include nomination of John Gingrich to ACC as Item 30.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous

Item – 2	Consent Agenda – Approval of the 04/18/2024 ACC Meeting Minutes	Video 00:01:45 – 00:02:02
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 3	30 Jubilee, G1, Construction Change (Landscaping & Parking)	Video 00:23:59 – 00:28:18
Comments:	Revocable Encroachment Permit from SVCA required.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous

Item – 4	11 Sanwick Point Ct, G1, New Construction (Garage)	Video 00:28:55 – 00:37:45
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 5	11 Sanwick Point Ct G1 Variance (Setbacks) 33-010	Video 00:28:55 – 00:37:45
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 6	15 Marigold Dr, G2, Ext Alt (Paint)	Video 00:08:52 – 00:09:36
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 7	69 Marigold Dr, G2, Ext Alt (Stairs & Deck)	Video 02:24:36 – 02:25:20
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 8	1 Morning Beach Dr #30, G2, Tree Removal (1 Tree)	Video 00:09:36 – 00:16:34
Comments:	1) Need email from Condominium President on behalf of full Board approving removal of tree 2) Need arborist report showing tree status requires removal	
Discussion:		
Action:	Denied with Comments	Motion: Dan V Unanimous

Item – 9	1 Ridge Crest Way, G3, Ext Alt (Landscaping)	Video 02:25:27 – 02:26:54
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 10	1 Ridge Crest Way, G3, Fence (Privacy)	Video 02:27:09 – 02:28:16
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 11	19 Inglewood Pl, G3, New Construction	Video 01:03:05 – 01:39:18
Comments:	1) Submit revised plans to SVCA Admin for confirmation of meeting 35% property coverage rule. 2) Open space to remain under 50%.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous



Item – 12	19 Inglewood Pl, G3, Variance (Property Coverage) 04-037	Video 01:30:20 – 01:39:47
Comments:		
Discussion:		
Action:	Denied	Motion: Daniel R Unanimous

Item – 13	24 Cascade Ln, G3, New Construction	Video 02:32:25 – 02:38:10
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 14	12 Green Hill Rd, G3, Variance (Driveway Slope & Stairs)	Video 00:17:46 – 00:23:35
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 15	20 Green Hill Rd, G3, Ext Alt (Retaining Wall)	Video 02:28:23 – 02:29:29
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 16	7 Deer Run Ln, G3, New Construction	Video 02:20:26 – 02:24:24
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 17	23 Spring Rd, G3, Construction Change (Retaining Wall)	Video 02:29:37 – 02:29:55
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 18	8 Loganberry Ln, G5, Ext Alt (Add Carport Concrete)	Video 02:30:01 – 02:30:56
Comments:		
Discussion:		
Action:	Approved (Daniel Abstained)	Motion: Allen Majority

Item – 19	10 Loganberry Ln, G5, Fence (Dog Enclosure)	Video 02:30:58 – 02:32:16 and 02:50:21 – 02:52:26	
Comments:	Fence must have green or black mesh.		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

Item – 20	325 Sudden Valley Dr, G9, New Construction	Video 01:50:19 – 02:19:19	
Comments:	Approved with these changes: 1) Propane tank eliminated (builder chose to install electric instead) 2) The two (2) cedar trees near the front right corner of the lot shall remain on the property. Builder is responsible for all damage to these two trees. 3) An arborist is required to be on site to provide guidance for the connection of the house to the Comcast box to avoid damage to the two large cedar trees. Architectural Control Inspector to receive name of arborist and date of visit.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 21	14 Baywood Ct, G9, Variance (Fence)	Video 02:38:33 – 02:39:10	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 22	15 Gray Birch Ln, G13, New Construction	Video 01:46:26 – 01:50:09	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 23	6 Yearling Pl, G13, Ext Alt (Trailer Privacy Screening)	Video 00:37:57 – 01:02:52	
Comments:	Refer general issue of trailer storage to the Board of Directors for guidance on this issue.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 24	36 Jasper Ridge Ln, G13, Tree Removal (1 Tree)	Video 02:39:19 – 02:40:08	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 25	28 Granite Cir, G13, Ext Alt (Stairs)	Video 02:40:14 – 02:41:42	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous



Item – 26	4 Summer Bell Ln, G13, Tree Removal (3 Trees)	Video 02:41:46 – 02:42:16	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 27	5 Doe Ct, G13, Ext Alt (Retaining Wall/Driveway)	Video 02:42:26 – 02:42:52	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 28	1 Dawn Break Ct, G13, Variance (Fence)	Video 02:43:10 – 02:49:36	
Comments:	Large fence with existing chain link. Explore other options such as painting galvanized fence (reference special instructions before attempting). Fence must have green or black mesh.		
Discussion:			
Action:	Denied with Comments (Jo Jean & Patric opposed)	Motion: Dan V	Majority

Item – 29 ADD	106 Harbor View Dr, G3, Construction Change (Paint & Retaining Wall) <i>(added at meeting)</i>	Video 02:49:36 – 02:40:16	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 30 ADD	Nominate John Gingrich to the Architectural Control Committee <i>(added at meeting)</i>	Video 00:02:10 – 00:07:10	
Comments:	Committee approved nomination of John Gingrich to Architectural Control Committee to be presented to Board of Directors for final approval.		
Discussion:			
Action:	Approved with Comments	Motion: Daniel R	Unanimous

Meeting Adjourned 11:57 AM