



# Sudden Valley Community Association Architectural Control Committee

Date 05/16/2024

Time 6:00 PM

Location The Dance Barn

## Minutes

<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>	John Gingrich, Allen Helvajian
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	John & Deborah Quigg (Item 3 via Zoom), Jerry & Janet Pate (Item 6), Joseph Gekelman (Item 8), Vitaliy Pikalov (Items 9, 10, 11, 14, 22), Michael & Robin Dagostino (Item 12 via Zoom), Elisey Yarovoy (Item 13), J Young (Items 15 & 16), Tanya Zboya & Rodrick McDiarmid (Item 24)

<b>Item – 1</b>	Approval of 05/16/2024 ACC Meeting Agenda
<b>Item – 2</b>	Consent Agenda – Approval of the 05/02/2024 ACC Meeting Minutes
<b>Item – 3</b>	36 North Point Dr, G1, Fence (Privacy)
<b>Item – 4</b>	7 Tee Pl, G1, Ext Alt (Landscaping)
<b>Item – 5</b>	19 Grand View Ln, G2, Tree (Remove 1)
<b>Item – 6</b>	98 Grand View Ln, G2, Ext Alt (Paint & Roof)
<b>Item – 7</b>	1 Whispering Cedars Ct, G2, Tree (Remove 1)
<b>Item – 8</b>	3 Acorn Pl, G3, New Construction
<b>Item – 9</b>	18 Sudden Valley Dr, G3, Construction Change (Hot Tub)
<b>Item – 10</b>	18 Sudden Valley Dr, G3, Construction Change (Lights)
<b>Item – 11</b>	18 Sudden Valley Dr, G3, Construction Change (Retaining Walls)
<b>Item – 12</b>	18 Hillside Pl, G3, Variance (Detached Garage)
<b>Item – 13</b>	32 Bramble Way, G5, Extension & Re-Approval
<b>Item – 14</b>	287 Sudden Valley Dr, G9, Construction Change (Paint,Siding,Stairs,Railing)
<b>Item – 15</b>	103 Sudden Valley Dr, G13, Construction Change (Paint & Roof)
<b>Item – 16</b>	105 Sudden Valley Dr, G13, Construction Change (Paint & Roof)
<b>Item – 17</b>	171 Sudden Valley Dr, G13, Tree (Remove 1)
<b>Item – 18</b>	4 Summer Bell Ln, G13, Ext Alt (Deck)
<b>Item – 19</b>	16 Plum Ln, G13, Ext Alt (Garage Door Paint)
<b>Item – 20</b>	16 Plum Ln, G13, Ext Alt (Porch Paint)

(Continued . . .)

<b>Item – 21</b>	16 Plum Ln, G13, Fence (Privacy & Dog)
<b>Item – 22</b>	3 Autumn Vista Pl, G13, Construction Change (Hot Tub & All Exterior Features)
<b>Item – 23</b>	3 Catkin Ct, G28, Tree (Remove 1)
<b>Item – 24 ADD</b>	18 Western Ln, G13, Construction Change (Paint, Siding, Roof, Balcony) <i>(added at meeting)</i>
<b>Item – 25 ADD</b>	17 Rocky Ridge Dr, G3, Construction Change (Paint, Siding) <i>(added at meeting)</i>

**Meeting Called to Order 06:12 PM**

<b>Item – 1</b>	Approval of 05/16/2024 ACC Meeting Agenda	Video 00:00:30 – 00:01:33
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 05/02/2024 ACC Meeting Minutes	Video 00:01:36 – 00:03:30
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 3</b>	36 North Point Dr, G1, Fence (Privacy)	Video 00:03:36 – 00:04:20
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 4</b>	7 Tee Pl, G1, Ext Alt (Landscaping)	Video 00:56:38 – 00:57:23
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 5</b>	19 Grand View Ln, G2, Tree (Remove 1)	Video 00:57:26 – 00:59:30
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 6</b>	98 Grand View Ln, G2, Ext Alt (Paint & Roof)	Video 00:48:55 – 00:51:14
Comments:	White trim allowed.	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Jo Jean Majority

<b>Item – 7</b>	1 Whispering Cedars Ct, G2, Tree (Remove 1)	Video 00:59:34 – 01:00:13
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 8</b>	3 Acorn Pl, G3, New Construction	Video 00:29:45 – 00:41:37
Comments:	1) Must replant 20 cedar trees, 2) Must groove the driveway due to slope	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Daniel Majority

<b>Item – 9</b>	18 Sudden Valley Dr, G3, Construction Change (Hot Tub)	Video 00:42:02 – 00:48:39 (Vote 00:46:09 – 00:46:59)
Comments:		
Discussion:		
Action:	Approved (Wayne not present)	Motion: Jo Jean Majority

<b>Item – 10</b>	18 Sudden Valley Dr, G3, Construction Change (Lights)	Video 00:42:02 – 00:48:39 (Vote 00:47:00 – 00:47:57)
Comments:		
Discussion:		
Action:	Approved (Wayne not present)	Motion: Jo Jean Majority

<b>Item – 11</b>	18 Sudden Valley Dr, G3, Construction Change (Retaining Walls as Built)	Video 00:42:02 – 00:48:39 (Vote 00:48:01 – 00:48:39)
Comments:	Pending SVCA approval.	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Patric Majority

<b>Item – 12</b>	18 Hillside Pl, G3, Variance (Detached Garage)	Video 00:06:53 – 00:20:24
Comments:	ACC will consider a variance for a detached garage. Resubmit with more information 1) Elevation, 2) Stake garage corners, 3) Stake driveway	
Discussion:		
Action:	Denied with Comments	Motion: Wayne Unanimous

<b>Item – 13</b>	32 Bramble Way, G5, Extension & Re-Approval	Video 00:04:42 – 00:06:25
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 14</b>	287 Sudden Valley Dr, G9, Construction Change (Paint,Siding,Stairs,Railing)		Video 00:51:35 – 00:53:00
Comments:			
Discussion:			
Action:	Approved (Wayne not present)	Motion: Dan V	Majority

<b>Item – 15</b>	103 Sudden Valley Dr, G13, Construction Change (Paint & Roof)		Video 00:21:01 – 00:22:08
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 16</b>	105 Sudden Valley Dr, G13, Construction Change (Paint & Roof)		Video 00:22:30 – 00:22:42
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 17</b>	171 Sudden Valley Dr, G13, Tree (Remove 1)		Video 01:00:18 – 01:03:20
Comments:	Must submit photo evidence that tree is dead or arborist report.		
Discussion:			
Action:	Approved with Comments (Wayne not present)	Motion: Dan V	Majority

<b>Item – 18</b>	4 Summer Bell Ln, G13, Ext Alt (Deck)		Video 01:03:25 – 01:13:56
Comments:	Resubmit request and include setbacks and calculation proving the deck addition will not violate the 50% open space rule.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel R	Unanimous

<b>Item – 19</b>	16 Plum Ln, G13, Ext Alt (Garage Door Paint)		Video 01:14:00 – 01:14:20
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 20</b>	16 Plum Ln, G13, Ext Alt (Porch Paint)		Video 01:14:30 – 01:14:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous



<b>Item – 21</b>	16 Plum Ln, G13, Fence (Privacy & Dog)	Video 01:14:54 – 01:15:38	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 22</b>	3 Autumn Vista Pl, G13, Construction Change (Hot Tub & All Exterior Features)	Video 00:53:17 – 00:56:12	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 23</b>	3 Catkin Ct, G28, Tree (Remove 1)	Video 01:15:42 – 01:19:28	
Comments:	Submit arborist report to show the tree will cause future damage.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

<b>Item – 24</b>	18 Western Ln, G13, Construction Change (Paint, Siding, Roof, Balcony) <i>(added at meeting)</i>	Video 00:24:54 – 00:25:54	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 25</b>	17 Rocky Ridge Dr, G3, Construction Change (Paint, Siding) <i>(added at meeting)</i>	Video 00:23:21 – 00:24:47	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

**Meeting Adjourned 07:31 PM**