

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 06.01.2023

Time 09:00 AM

Location Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Jo Jean Kos, Daniel Rodriguez
Excused Absence:	Richard Hart, Wayne Lee, Patric Zwolenski
ACC Coordinator:	Diane Bruneau
Attendees:	Joel Carter
Observers:	Dawna Hammond, Gordon & Clare Crawford, Leverage Contracting/Ben Gekelman, JRW Design/Elisey & Alla Yarovoy, John Hjelmseth, Susan Youngman, Anthony & Nif Hodgson
	Agenda Topics

Item – 1	Approval of 06.01.2023 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of 05.18.2023 ACC Meeting Minutes
Item – 3	18 Jubilee Ln, G1, Tree Removal (1 Tree)
Item – 4	7 Ridge Crest Way, G3, Tree Removal (4 Trees)
Item – 5	4 Shetland Ct, G5, Tree Removal (2 Trees)
Item – 6	211 Polo Pk Dr, G9, Tree Removal (1 Tree)
Item – 7	11 North Point Dr, G1, Fence
Item – 8	16 Par Ln, G1, Ext Alt (Generator)
Item – 9	44 Windward Dr, G1, New Construction (Revised Plan Review)
Item – 10	34 Grand View Ln, G2, Ext Alt (Paint)
Item – 11	31 Harbor View Dr, G3, New Construction (Re-Approval)
Item – 12	32 Bramble Way, G5, New Construction
Item – 13	200 Polo Park Dr, G9, Fence
Item – 14	32 Holly View Way, G9, Ext Alt (Erosion Control Path)
Item – 15	142 Polo Park Dr, G13, Ext Alt (Add Fence Panels Under Deck)
Item – 16	2 Tawny Cir, G13, Fence (Pet Enclosure)
Item – 17	20 Kinglet Ct, G13, Ext Alt (Paint)
Item – 18	214 Harbor View Dr, G13, Ext Alt (Deck Cover)
Item – 19	7 Stable Ln, G13, Variance (Driveway)

Meeting Called to Order 09:07 AM

Item – 1	Approval of 06.01.2023 ACC Meeting Agenda			Video 0:37 to 0:55
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 2	Consent Agenda – Approval of 05.18.2023 ACC Meeting Minutes			Video 0:56 to 01:24
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 3	18 Jubilee Ln, G1, Tree Removal (1 Tree)			Video 01:44:03 to 01:46:49
Comments:	Whatcom County permit required. Verify tree is on 18 Jubilee Ln and not on 16 Jubilee Ln.			
Discussion:	The tree is healthy but needs to be trimmed up. However, it is close to both houses.			
Action:	Approved with comments	Motion: Jo Jean	2 nd : Keith	Unanimous

Item – 4	7 Ridge Crest Way, G3, Tree Removal (4 Trees)			Video 01:47:07 to 01:48:25
Comments:	Whatcom County permit required. All four trees are on SVCA property and require SVCA approval.			
Discussion:				
Action:	Deferred to SVCA	Motion: Keith	2 nd : Daniel	Unanimous

Item – 5	4 Shetland Ct, G5, Tree Removal (2 Trees)			Video 01:48:30 to 01:52:40
Comments:	Whatcom County permit required. Both trees are on SVCA property and require SVCA approval.			
Discussion:				
Action:	Deferred to SVCA	Motion: Keith	2 nd : Daniel	Unanimous

Item – 6	211 Polo Pk Dr, G9, Tree Removal (1 Tree)			Video 02:16:57 to 02:19:03
Comments:	Whatcom County permit required.			
Discussion:				
Action:	Deferred to SVCA	Motion: Keith	2 nd : Daniel	Unanimous

Item – 7	11 North Point Dr, G1, Fence			Video 01:52:46 to 01:56:08
Comments:	Black or green mesh and matching gates (no galvanized mesh), abide by SVCA setback regulations, be cautious not to damage tree roots, no higher than 5', and Option B is NOT acceptable.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 8	16 Par Ln, G1, Ext Alt (Generator)			Video 01:56:15 to 01:57:05
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Keith	Unanimous

Item – 9	44 Windward Dr, G1, New Construction (Revised Plan Review)			Video 7:33 to 27:00
Comments:	ACC members at this meeting are still concerned about the roof height. They would vote to deny so deferral to the next meeting is suggested to for other ACC members' input about the revised plan.			
Discussion:				
Action:	Tabled for future discussion	Motion: Keith	2 nd : Daniel	Jo Jean abstained

Item – 10	34 Grand View Ln, G2, Ext Alt (Paint)			Video 01:57:15 to 02:02:51
Comments:	Pending receipt of email after all three members visit the house. (See below)			
Discussion:	Iron Ore and Onyx appears to be black on black.			
Action:	Tabled then reviewed via email – see comments	Motion: Daniel via email 6/1/23 1:04 PM	2 nd : Keith via email 6/2/23 9:15 AM	Unanimous – Jo Jean via email 6/2/23 9:27 AM

Item – 11	31 Harbor View Dr, G3, New Construction (Re-Approval)			Video 27:07 to 42:23
Comments:				
Discussion:				
Action:	Approved	Motion: Keith	2 nd : Daniel	Unanimous

Item – 12	32 Bramble Way, G5, New Construction			Video 42:47 to 01:18:07
Comments:	Concrete retaining walls to be screened, painted with black concrete paint, TPO Class A certified on main roof – metal roof for accent roofs, approved setback variance			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 13	200 Polo Pk Dr, G9, Fence			Video 02:02:58 to 2:08:48
Comments:	Abide by all side and rear 5' setback requirements, verify that no creek setback is required, must use black or green hog wire (not galvanized).			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 14	32 Holly View Way, G9, Ext Alt (Erosion Control Path)			Video 1:29:55 to 1:33:27
Comments:	Must provide engineering drawings if the wall is over 4' tall.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 15	142 Polo Pk Dr, G13, Ext Alt (Add Fence Panels Under Deck)			Video 2:08:50 to 02:16:54
Comments:	Paint pillars black, if not satisfactory, cedar panels for below deck coverage are approved. No lattice.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 16	2 Tawny Cir, G13, Fence (Pet Enclosure)			Video 2:17 to 7:00
Comments:	Black or green deco mesh with matching gates, abide by all setbacks – 5’ back and side, 5’ max height			
Discussion:				
Action:	Approve with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 17	20 Kinglet Ct, G13, Ext Alt (Paint)			Video 02:21:49 to 02:23:07
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 18	214 Harbor View Dr, G13, Ext Alt (Deck Cover)			Video 01:34:31 to 01:43:11
Comments:	Match existing home – roofing and paint colors			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 19	7 Stable Ln, G13, Variance (Driveway)			Video 01:18:25 to 01:27:30
Comments:				
Discussion:				
Action:	Approved	Motion: Keith	2 nd : Daniel	Unanimous

Meeting Adjourned 11:31 AM

Note: 312 Sudden Valley Dr was discussed from 01:27:37 to 01:29:45 but not added to the agenda.