

Sudden Valley Community Association Architectural Control Committee

Date 06.15.2023 Time 06:00 PM Location Dance Barn

Type of meeting: Request and Plan Review

Facilitator: Keith McLean, Chair

Committee Attendees: Jo Jean Kos, Wayne Lee, Daniel Rodriguez, Patric Zwolenski

Excused Absence: Rich Hart

Attendees: Diane Bruneau, Joel Carter

Observers: James Lemerond, Kurt Fabrizio, Steve Hetcher, Barbara Phillips/Jim Cavallaro, Gordon

& Clare Crawford (remote), John Gordon, Tanya Zboya & Roderick McDiarmid, Preston

and Nick Knutson, Mark Chernomorets

Item – 1	Approval of 06.15.2023 ACC Meeting Agenda		
Item – 2	Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes		
Item – 3	11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck)		
Item – 4	44 Windward Dr, G1, New Construction (Revised Plan Review) TABLED 06.01.2023		
Item – 5	4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath)		
Item – 6	52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culvert)		
Item – 7	34 Grand View Ln, G2, Ext Alt (Paint) TABLED 06.01.2023		
Item – 8	19 Green Hill Rd, G3, Variance (5' Setback for Deck)		
Item – 9	19 Green Hill Rd, G3, Ext Alt (Deck Addition)		
Item – 10	30 Bramble Way,G5, Ext Alt, (Replace Patio)		
Item – 11	312 Sudden Valley Dr, G9, Variance (8' Setback) DENIED 05.18.2023		
Item – 12	21 Cold Spring Ln, G9, Ext Alt (Replace & Extend Deck)		
Item – 13	7B Lost Lake Ln, G13, Ext Alt (Living Fence)		
Item – 14	3 Topper Dr, G13, New Construction Change (Lights, Gravel Path, Landscaping)		
Item – 15	18 Western Ln, G13, New Construction		
Item – 16	15 Gray Birch Ln, G13, Variance (Garage Setback 7' Proposed Construction)		

Meeting Called to Order 06:04 PM

Approval of 06.15.2023 ACC Meeting Agenda			Video 00:00:33 - 00:01:04		
Approved	Motion: Daniel	2 nd : Jo Jean	ı	Unanimous	
Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes video 00:01:16 – 00:01:45					
Approved	Motion: Jo Jean	2 nd : Patric		Unanimous	
			<u> </u>		
11 North Point Dr, G1, Ext Alt (F	Remove Roof Extend Deck)		Video 02	2:26:36 – 02:27:18	
Approved	Motion: Jo Jean	2 nd : Wayne		Unanimous	
			1		
44 Windward Dr, G1, New Construction (Revised Plan) TABLED 06.01.2023 video 00:30:41 – 00:55):30:41 – 00:55:36	
Resubmit and present plans with architect.					
Keith abstained from vote.					
Denied (as submitted)	Motion: Jo Jean	2 nd : Wayne		Majority	
4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath) video 02:27:27 – 02:28:0					
Homeowners need to provide more information and get more information from Whatcom County.					
Deferred	Motion: Keith	2 nd : Daniel		Unanimous	
-					
52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culvert) video 02:28:10 – 02:30:08					
SVCA approval is needed for the right of way. (Note: SVCA visited the property. Only the end of the culvert is compromised, and SVCA believes the rest of the pipe is likely okay. SVCA considers this culvert the same as a driveway culvert, and therefore the property owners' responsibility.)					
Approved with comments	Motion: Jo Jean	2 nd : Wayne		Unanimous	
24.0 100	\ T .D. T . 0.0 0 :			20040 00 00 00	
34 Grand View Ln, G2, Ext Alt (Paint) TABLED 06.01.2023				Video 02:30:12 - 02:30:54	
Approved	Motion: Keith	2 nd : Daniel		Unanimous	
19 Green Hill Rd. G3. Variance (5' Sethack for Deck)			Video 00:02:02 - 00:18:42		
Abide by all setbacks.					
I I WINC DY HII JCLDHCKJ.					
Combined with Item 9					
	Approved Consent Agenda – Approval of Approved 11 North Point Dr, G1, Ext Alt (In Approved) 44 Windward Dr, G1, New Consense Resubmit and present plans with Keith abstained from vote. Denied (as submitted) 4 Clear Lake Ct, G1, Ext Alt (Addition Homeowners need to provide in Colored SVCA approval is needed for the Culvert is compromised, and SV the same as a driveway culvert. Approved with comments 34 Grand View Ln, G2, Ext Alt (In Previously approved via email. Approved 19 Green Hill Rd, G3, Variance (In Approved)	Approved Motion: Daniel Consent Agenda – Approval of 06.01.2023 ACC Meeting Min Approved Motion: Jo Jean 11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck) Approved Motion: Jo Jean 44 Windward Dr, G1, New Construction (Revised Plan) TABLI Resubmit and present plans with architect. Keith abstained from vote. Denied (as submitted) Motion: Jo Jean 4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath) Homeowners need to provide more information and get mo Deferred Motion: Keith 52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culver SVCA approval is needed for the right of way. (Note: SVCA viculvert is compromised, and SVCA believes the rest of the pit the same as a driveway culvert, and therefore the property of the same as a driveway culvert, and therefore the property of the pit	Approved Motion: Daniel 2 nd : Jo Jean Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes Approved Motion: Jo Jean 2 nd : Patric 11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck) Approved Motion: Jo Jean 2 nd : Wayne 44 Windward Dr, G1, New Construction (Revised Plan) TABLED 06.01.2023 Resubmit and present plans with architect. Keith abstained from vote. Denied (as submitted) Motion: Jo Jean 2 nd : Wayne 4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath) Homeowners need to provide more information and get more information from the second provide more information and get more information from the second provide in the right of way. (Note: SVCA visited the proper culvert is compromised, and SVCA believes the rest of the pipe is likely okay. the same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' responsionable same as a driveway culvert, and therefore the property owners' property owners' property owners' prope	Approved Motion: Daniel 2 nd : Jo Jean Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes video 00 Approved Motion: Jo Jean 2 nd : Patric 11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck) video 02 Approved Motion: Jo Jean 2 nd : Wayne 44 Windward Dr, G1, New Construction (Revised Plan) TABLED 06.01.2023 video 00 Resubmit and present plans with architect. Keith abstained from vote. Denied (as submitted) Motion: Jo Jean 2 nd : Wayne 4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath) video 02 Homeowners need to provide more information and get more information from Whath Deferred Motion: Keith 2 nd : Daniel 52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culvert) video 02 SVCA approval is needed for the right of way. (Note: SVCA visited the property. Only toulvert is compromised, and SVCA believes the rest of the pipe is likely okay. SVCA cothes ame as a driveway culvert, and therefore the property owners' responsibility.) Approved with comments Motion: Jo Jean 2 nd : Wayne 34 Grand View Ln, G2, Ext Alt (Paint) TABLED 06.01.2023 video 02 Previously approved via email. Copies with these 06.15.2023 ACC Meeting Minutes. Approved Motion: Keith 2 nd : Daniel	

Item – 9	19 Green Hill Rd, G3, Ext Alt (Dec	Video 00:02:02 - 00:18:42			
Comments:	Deck to not exceed maximum lot	coverage.			
Discussion:	Combined with Item 8		1		
Action:	Approved with comments	Motion: Patric	2 nd : Jo Jean	Unanimous	
Item – 10	30 Bramble Way, G5, Ext Alt, (Rep	Video 00:18:46 — 00:20:21			
Comments:					
Discussion:					
Action:	Approved	Motion: Daniel	2 nd : Wayne	Unanimous	
	242 Coddon Valley Dr. CO. Verien	(OLC -+bb) DENIED OF	10.2022	02:11:10 02:20:10	
Item – 11	312 Sudden Valley Dr, G9, Varian	ce (8 Setback) DENIED US.	18.2023	Video 02:11:10 - 02:26:18	
Comments:					
Discussion:	D. D. Cal	Martin La	and Date:	11	
Action:	Re-Denied	Motion: Jo Jean	2 nd : Patric	Unanimous	
Item – 12	21 Cold Spring In CO Ext Alt / Po	place & Extend Dock)		Video 00:21:11 - 00:22:03	
	21 Cold Spring Ln, G9, Ext Alt (Replace & Extend Deck)			Video 00.21.11 - 00.22.03	
Comments:					
Discussion:	Approved	Motion, la loon	2 nd : Daniel	Unanimous	
Action:	Approved	Motion: Jo Jean	Z : Daniei	Unanimous	
Item – 13	7D Loct Loko Ln. C12. Evt Alt /Livin	ng Fonco)		00.22.28 00.20.22	
	7B Lost Lake Ln, G13, Ext Alt (Living Fence) video 00:22:28 – 00:30:33				
Comments:	Planting material to be shrubs and true lot line must be determined. Living fence requires no setback.				
Discussion:	A representativith compared to	Matian, Datria	2 nd : Daniel	Haniman	
Action:	Approved with comments	Motion: Patric	Z : Daniei	Unanimous	
Item – 14	3 Tonner Dr. G13 New Construct	ion Change (Lights, Gravel P	Path Landscaning)	Video 00:55:43 - 01:09:03	
item – 14					
Comments:	14.1 Light fixtures (need caps), retaining wall (determine if a retaining wall is needed), and fallen tree (determine who felled the tree and whether or not it needs to be removed)				
Discussion:			, , , , , , , , , , , , , , , , , , , ,		
Action:	14.1 Deferred with comments	Motion: Patric	2 nd : Jo Jean	Unanimous	
	14.2 & 3 Approved				
Item – 15	18 Western Ln, G13, New Construction			Video 01:09:19 - 01:15:10	
	15 Western En, G15, New Collstil	VIGEO 01.03.13 01.13.10			
Comments: Discussion:	Re-approval of previously approv	ed nlans Plans submitted	to SVCA hefore w	etland annrovals obtained	
Action:	Approved	Unanimous			
ACCIOII.	πρριονοι	Motion: Patric	2 nd : Wayne	Onaminous	
Item – 16	15 Gray Birch Ln, G13, Variance (Proposed Construction Garage Setback 7') video 01:15:18 – 02:11:04				
Comments:	ACC members to revisit property after homeowner stakes off structure, review the right of way, and determine how Summer Bell Ln connects to the proposed second driveway.				
Discussion:			•		
Discussion.					