

# Minutes

## Sudden Valley Community Association Architectural Control Committee

Date 07/06/2023

Time 09:00 AM

Location Zoom

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Keith McLean, Chair
<b>Committee Attendees:</b>	Jo Jean Kos, Richard Hart (left 10:15), Daniel Rodriguez, Patric Zwolenski
<b>Excused Absence:</b>	Wayne Lee
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	Kenneth & Linda Jones, J Young/Erin Russell, Linda Bradley, Steven Errede, Gordon & Clare Crawford, John Gordon, Aileen Benjamin/Emily, David Alter, Terry Stach, Vicki Thomas, Vitaliy Pikalov, Paul Mensch

Item – 1	Approval of 07/06/2023 ACC Meeting Agenda
Item – 2	Approval of 06/15/2023 ACC Meeting Minutes
Item – 3	4 Lookout Mountain Ln, G3, Tree Trimming (1 Tree)
Item – 4	21 Tumbling Water Dr, G5, Tree Removal (3 Trees)
Item – 5	27 Wisteria Ln, G5, Tree Removal (1 Tree)
Item – 6	26 Huckleberry Ct, G9, Tree Removal (6 Trees)
Item – 7	60 North Point Dr, G1. Tree Removal (1 Tree)
Item – 8	75 North Point Dr, G1, Ext Alt (Paint)
Item – 9	12 Inlet Cir, G1, Fence
Item – 10	44 Windward Dr, G1, New Construction (Revised Plan Review)
Item – 11	11 Sanwick Point Ct, G1, New Construction (Detached Garage)
Item – 12	17 Rocky Ridge Dr, G3, New Construction
Item – 13	28 Hillside Pl, G3, Construction Change (Paint Color)
Item – 14	5 Appaloosa Ct, G5, Ext Alt (Paint)
Item – 15	42 Louise View Dr, G5, Ext Alt (Terraced Yard & Firepit)
Item – 16	5 Wisteria Ln, G5, Ext Alt (Paint)
Item – 17	25 Wisteria Ln, G5, Ext Alt (Deck Railing)
Item – 18	25 Wisteria Ln, G5, Ext Alt (Privacy Screen)
Item – 19	6 Loganberry Ln, G5, New Construction
Item – 20	215 Polo Park Dr, G9, Ext Alt (Roof)

<b>Item – 21</b>	15 Gray Birch Rd, G13, Variance (Review 7' Setback from 06.15.2023)
<b>Item – 22</b>	181 Polo Park Dr, G13, New Construction & Ext Alt (Addition)
<b>Item – 23</b>	103 Sudden Valley Dr, G13, New Construction
<b>Item – 24</b>	105 Sudden Valley Dr, G13, New Construction
<b>Item – 25</b>	8 Thunder Peak Way, G13, New Construction
<b>Item – 26</b>	10 Thunder Peak Way, G13, New Construction
<b>Item – 27</b>	18 Rose Ridge Loop, G13, Construction Change (Exterior Lights)
<b>Item – 28</b>	4 Twin Flower Cir, G13, New Construction (Previously Reviewed in 2021 & 2022)

**Meeting Called to Order 09:06 AM**

<b>Item – 1</b>	Approval of 07/06/2023 ACC Meeting Agenda	Video No Recording Available
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean 2 <sup>nd</sup> : Daniel Unanimous

<b>Item – 2</b>	Approval of 06/15/2023 ACC Meeting Minutes	Video 02:50:06 – 02:50:21
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean 2 <sup>nd</sup> : Daniel 3 <sup>rd</sup> : Patric Unanimous

<b>Item – 3</b>	4 Lookout Mountain Ln, G3, Tree Trimming (1 Tree)	Video 02:50:28 – 02:51:06
Comments:		
Discussion:		
Action:	Approved	Motion: Keith 2 <sup>nd</sup> : Daniel Unanimous

<b>Item – 4</b>	21 Tumbling Water Dr, G5, Tree Removal (3 Trees)	Video 02:51:11 – 02:53:39
Comments:		
Discussion:		
Action:	Approved	Motion: Patric 2 <sup>nd</sup> : Jo Jean Unanimous

<b>Item – 5</b>	27 Wisteria Ln, G5, Tree Removal (1 Tree)			Video 00:02:33 – 00:05:38
Comments:	Per Whatcom County permit stump to remain but no replanting required			
Discussion:	<i>Replanting and stump 2:1 slope</i>			
Action:	Approved	Motion: Richard	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 6</b>	26 Huckleberry Ct, G9, Tree Removal (6 Trees)			Video 02:53:39 – 02:55:24
Comments:				
Discussion:	<i>Trees appear to be on SVCA property.</i>			
Action:	Defer to SVCA	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 7</b>	60 North Point Dr, G1. Tree Removal (1 Tree)			Video 02:55:25 – 02:58:12
Comments:	Obtain arborist report. If the tree is healthy, the ACC recommends limbing the tree.			
Discussion:				
Action:	Denied with comments	Motion: Daniel	2 <sup>nd</sup> : Jo Jean	Unanimous

<b>Item – 8</b>	75 North Point Dr, G1, Ext Alt (Paint)			Video 02:58:13 – 03:00:04
Comments:	Using trim color for body and body color for trim.			
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 9</b>	12 Inlet Cir, G1, Fence			Video 03:00:09 – 03:03:57
Comments:	Refer to SVCA: 1. Fence is in the right-of-way. 2. SVCA to assess if the fence will impact snow removal. 3. General Manager to review if SVCA will assist with cost.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 10</b>	44 Windward Dr, G1, New Construction (Revised Plan Review)			Video 00:06:00 – 00:09:18
Comments:	Contact Joel Carter regarding any applicable fees and changes to the points listed in decision letter.			
Discussion:				
Action:	Approved (Jo Jean abstained)	Motion: Daniel	2 <sup>nd</sup> : Richard	Majority

<b>Item – 11</b>	11 Sanwick Point Ct, G1, New Construction (Detached Garage)			Video 02:48:06 – 02:49:42
Comments:				
Discussion:				
Action:	Defer	Motion: Keith	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 12</b>	17 Rocky Ridge Dr, G3, New Construction			Video 00:26:26 – 00:50:27
Comments:	1. Retaining wall epoxy paint 2. Arborist to be consulted SVCA approval needed for trees			
Discussion:				
Action:	Approved	Motion: Patric	2 <sup>nd</sup> : Richard	Unanimous

<b>Item –13</b>	28 Hillside Pl, G3, Construction Change (Paint Color)			Video 02:10:08 – 02:17:04
Comments:	ACC objects to the Sierra Redwood (red) paint color and the concept of four different colors on the body of the house. Please revise and resubmit the paint colors.			
Discussion:				
Action:	Denied	Motion: Patric	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 14</b>	5 Appaloosa Ct, G5, Ext Alt (Paint)			Video 03:04:10 – 03:05:14
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 15</b>	42 Louise View Dr, G5, Ext Alt (Terraced Yard & Firepit)			Video No Recording Available
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 16</b>	5 Wisteria Ln, G5, Ext Alt (Paint)			Video 00:00:14 – 00:01:35
Comments:	Approved using trim color as body color			
Discussion:				
Action:	Approved with comments	Motion: Richard	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 17</b>	25 Wisteria Ln, G5, Ext Alt (Deck Railing)			Video 00:10:04 – 00:11:30
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 18</b>	25 Wisteria Ln, G5, Ext Alt (Privacy Screen)			Video 00:11:31 – 00:16:52
Comments:	Provide sample of privacy screen and resubmit			
Discussion:				
Action:	Defer	Motion: Keith	2 <sup>nd</sup> : Jo Jean	Unanimous

<b>Item – 19</b>	6 Loganberry Ln, G5, New Construction			Video 00:50:46 – 01:15:11
Comments:	1. Engineer to shift house away from tree 2. Need construction parking location due to safety concerns. 3 Show retaining wall and materials at the front of house on site plan 4. Obtain arborist report			
Discussion:				
Action:	Deferred	Motion: Keith	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 20</b>	215 Polo Park Dr, G9, Ext Alt (Roof)			Video 03:05:19 – 03:06:42
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 21</b>	15 Gray Birch Rd, G13, Variance (Review 7' Setback from 06.15.2023)			Video 03:06:44 – 03:10:38
Comments:				
Discussion:				
Action:	Denied	Motion: Jo Jean	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 22</b>	181 Polo Park Dr, G13, New Construction & Ext Alt (Addition)			Video 00:17:07 – 00:25:41
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 23</b>	103 Sudden Valley Dr, G13, New Construction			Video 02:17:27 – 02:42:05
Comments:	1. Black or grey epoxy paint on retaining wall. 2. Request address change to Green Hill Rd.			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 24</b>	105 Sudden Valley Dr, G13, New Construction			Video 02:42:07 – 02:47:53
Comments:	1 Request address change to Green Hill Rd. 2 Black or grey concrete epoxy paint on retaining wall			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 25</b>	8 Thunder Peak Way, G13, New Construction			Video 01:15:56 – 01:35:51
Comments:	1. Arborist report needed 2. Run off? Joel retaining walls 3. Drainage			
Discussion:				
Action:	Approved	Motion: Daniel	2 <sup>nd</sup> : Patrick	Unanimous

<b>Item – 26</b>	10 Thunder Peak Way, G13, New Construction			Video 01:35:53 – 01:55:24
Comments:	1. Exterior lights 2. Retaining walls at rear add to plan 3. Address drainage issue			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 27</b>	18 Rose Ridge Loop, G13, Construction Change (Exterior Lights)			Video 02:09:14 – 02:10:03
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 <sup>nd</sup> : Keith	Unanimous

<b>Item – 28</b>	4 Twin Flower Cir, G13, New Construction (Previously Reviewed in 2021 & 2022)			Video 01:56:36 – 02:09:04
Comments:	Defer exterior lighting clarification and location 2. Retaining wall			
Discussion:	<i>Trees and retaining walls with county.</i>			
Action:	Approved with comments	Motion: Daniel	2 <sup>nd</sup> : Patric	Unanimous

**Meeting Adjourned 12:22 PM**