

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 08/03/2023

Time 09:00 AM

Location Via Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Richard Hart (left 10 AM), Jo Jean Kos, Wayne Lee, Daniel Rodriguez, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau, Joel Carter
Observers:	John Gordon (Item 16), Libuse Havrda (Items 5 & 13), Carla Knight (Item 19), Jeff LaMont (Item 23), Deanne Lowe-Cornelius (Item 11), David Narsico (Item 7), David Shportko (Item 6), Brooke Scott (Item 24), Vicki Thomas (Item 18)

Item – 1	Approval of 08/03/2023 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of 07.20.2023 ACC Meeting Minutes
Item – 3	11 Fairway Ln, G1, Tree Removal (1 Removal, 2 Limbing)
Item – 4	42 Grand View Ln, G2, Tree Removal (1 Tree)
Item – 5	45 Deer Run Ln, G3, Tree Removal (4 Trees) 1 of 2 Items
Item – 6	20 Sweetclover Cir, G5, Tree Removal (1 Tree)
Item – 7	15 Bramble Way, G5, Tree Removal (4 Trees)
Item – 8	110 Sudden Valley Dr, G13, Tree Removal (1 Tree)
Item – 9	5 Western Ln, G13, Tree Removal (2 Trees)
Item – 10	19 Par Ln, G1, Ext Alt (Generator)
Item – 11	18 Windward Dr, G1, Ext Alt (Replace Roof)
Item – 12	6 Orchid Ct, G2, Ext Alt (Landscaping)
Item – 13	45 Deer Run Ln, G3, Ext Alt (Roof Replacement) 2 of 2 Items
Item – 14	3 Austin Creek Ln, G3, Ext Alt (Paint)
Item – 15	17 Cascade Ln, G3, Ext Alt (Deck)
Item – 16	28 Hillside Pl, G3, Construction Change (Paint Color)
Item – 17	7 Sweetclover Cir, G5, Ext Alt (Landscaping)
Item – 18	25 Wisteria Ln, G5, Ext Alt (Privacy Screen)
Item – 19	4 Little Strawberry, G9, Ext Alt (Replace Front Porch)
Item – 20	1 Holly View Way, G9, Ext Alt (Paint)

Item – 21	21 Lost Fork Ln, G13, Construction Change (Retaining Walls)
Item – 22	22 Lost Fork Ln, G13, Ext Alt (Roof)
Item – 23	24 High Cliff Ln, G13, New Construction (T1 Enclose Basement)
Item – 24	24 North Summit Dr, G13, (Replace Deck)
Item – 25	144 Sudden Valley Dr, G13, New Construction

Meeting Called to Order 09:03 AM

Item – 1	Approval of 08/03/2023 ACC Meeting Agenda			Video 00:00:30 – 00:00:48
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 2	Approval of 7/20/2023 ACC Meeting Minutes			Video 00:40:18 – 00:41:14
Comments:				
Discussion:				
Action:	Approved (Richard & Keith abstained)	Motion: Daniel	2 nd : Patric	Majority

Item – 3	11 Fairway Ln, G1, Tree Removal (1 Removal, 2 Limbing)			Video 00:41:15 – 00:42:08
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 4	42 Grand View Ln, G2, Tree Removal (1 Tree)			Video 00:42:13 – 00:42:49
Comments:				
Discussion:				
Action:	Approved	Motion: Wayne	2 nd : Patric	Unanimous

Item – 5	45 Deer Run Ln, G3, Tree Removal (4 Trees) 1 of 2 Items			Video 00:13:48 – 00:14:53
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 6	20 Sweetclover Cir, G5, Tree Removal (1 Tree)			Video 00:01:00 – 00:03:14
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Jo Jean	Unanimous

Item – 7	15 Bramble Way, G5, Tree Removal (4 Trees)			Video 00:03:18 – 00:04:51
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 8	110 Sudden Valley Dr, G13, Tree Removal (1 Tree)			Video 00:42:53 – 00:44:59
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Richard	Unanimous

Item – 9	5 Western Ln, G13, Tree Removal (2 Trees)			Video 00:45:01 – 00:51:20
Comments:	Approval is for birch trees ONLY to be removed; removal of the cedar tree is denied and will require an arborist's recommendation to be removed.			
Discussion:				
Action:	Approved (with comments)	Motion: Richard	2 nd : Daniel	Unanimous

Item – 10	19 Par Ln, G1, Ext Alt (Generator)			Video 00:51:29 – 00:55:11
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 11	18 Windward Dr, G1, Ext Alt (Replace Roof)			Video 00:05:01 – 00:05:58
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 12	6 Orchid Ct, G2, Ext Alt (Landscaping)			Video 00:55:12 – 00:56:34
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Keith	Unanimous

Item – 13	45 Deer Run Ln, G3, Ext Alt (Roof Replacement) 2 of 2 Items			Video 00:05:59 – 00:13:47
Comments:	1) Follow the 2' higher than combustibles within 10' rule per Whatcom County fire code 2) There can be no more than 30" of exposed pipe (per AC Policy 14.6.3 (f))			
Discussion:				
Action:	Approved (with comments)	Motion: Daniel	2 nd : Wayne	Unanimous

Item – 14	3 Austin Creek Ln, G3, Ext Alt (Paint)			Video 00:56:38 – 01:06:02
Comments:	1) Resubmit and provide the paint vendor and paint color numbers for the white and the black paint colors. (Peppercorn SW 7674 is the only paint color given with this information.) 2) Provide a diagram of the house showing which color will be used on which part of the house.			
Discussion:				
Action:	Deferred (with comments)	Motion: Keith	2 nd : Daniel	Unanimous

Item – 15	17 Cascade Ln, G3, Ext Alt (Deck)			Video 01:06:16 – 01:14:52
Comments:	1) Abide by setbacks. Apply for a variance for deck corner (appears to be 4' back rather than 5') as needed. 2) Submit separate hot tub request showing deck structural integrity. Hot tub is not approved.			
Discussion:				
Action:	Approved Deck Only (with comments)	Motion: Wayne	2 nd : Keith	Unanimous

Item – 16	28 Hillside Pl, G3, Construction Change (Paint Color)			Video 00:15:15 – 00:18:42
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 17	7 Sweetclover Cir, G5, Ext Alt (Landscaping)			Video 01:16:59 – 01:26:05
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 18	25 Wisteria Ln, G5, Ext Alt (Privacy Screen)			Video 00:18:43 – 00:20:28
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 19	4 Little Strawberry, G9, Ext Alt (Replace Front Porch)			Video 00:20:30 – 00:21:02
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 20	1 Holly View Way, G9, Ext Alt (Paint)			Video 01:26:07 – 01:26:27
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 21	21 Lost Fork Ln, G13, Construction Change (Retaining Walls)			Video 01:26:28 – 01:53:33
Comments:	Questions regarding retaining wall changes; ACC asks that builder and engineer attend next meeting to discuss.			
Discussion:				
Action:	Deferred (with comments)	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 22	22 Lost Fork Ln, G13, Ext Alt (Roof)			Video 01:53:36 – 01:55:39
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Patric	Unanimous

Item – 23	24 High Cliff Ln, G13, New Construction (T1 Enclose Basement)			Video 00:23:19 – 00:29:32
Comments:	Whatcom County permit required.			
Discussion:				
Action:	Approved (with comments)	Motion: Patric	2 nd : Richard	Unanimous

Item – 24	24 North Summit Dr, G13, Ext Alt (Replace Deck)			Video 00:21:08 – 00:23:17
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Wayne	Unanimous

Item – 25	144 Sudden Valley Dr, G13, New Construction			Video 00:29:35 – 00:39:45
Comments:	Unable to review because trees not ribboned/footprint was not staked; clarify driveway profile.			
Discussion:				
Action:	Deferred (with comments)	Motion: Keith	2 nd : Jo Jean	Unanimous

Meeting Adjourned 10:59 AM