



# Sudden Valley Community Association Architectural Control Committee

Date 08/15/2024

Time 5:00 PM (NEW TIME)

Location The Dance Barn

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	John Gingrich, Allen Helvajian, Jo Jean Kos,
<b>Excused Absence:</b>	Dan Vink, Patric Zwolenski
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	Holly Green (Items 9, 10, 11), Elliot & Aileen Benjamin (Item 12), John Gordon (Items 13 & 18), Steve Wade for Peter & Susan Leahman (Item 14), Mark Chernomoretz (Item 19)

Item – 1	Approval of 08/15/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 08/01/2024 ACC Meeting Minutes
Item – 3	11 Tee Pl, G1, Ext Alt (Paint)
Item – 4	7 Grand View Ln, G2, Tree (Remove 4)
Item – 5	2 Orchid Ct, G2, Ext Alt (Gutters, Skylights, Decking, Railings, Lightbox)
Item – 6	2 Orchid Ct, G2, Ext Alt (Landscaping) <b>Resubmission</b>
Item – 7	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert) <b>Resubmission</b>
Item – 8	68 Marigold Dr, G2, Ext Alt (Paint)
Item – 9	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall)
Item – 10	15 Lookout Mountain Ln, G3, Fence (Dog)
Item – 11	15 Lookout Mountain Ln, G3, Variance (Fence & Retaining Wall)
Item – 12	17 Rocky Ridge Dr, G3, Construction Change (Stairs & Landscaping)
Item – 13	8 Thunder Peak Way, G3, Construction Change (Paint)
Item – 14	38 Harbor View Dr, G3, Ext Alt (Stairs & Landscaping)
Item – 15	4 Twin Flower Cir, G3, Extension & Re-Approval
Item – 16	6 Loganberry Ln, G5, Extension & Re-Approval
Item – 17	<del>307 Sudden Valley Dr, G9, Fence (Dog)</del> <b>withdrawn 8/12/2024</b>
Item – 18	101 Polo Park Dr, G9, New Construction <b>Resubmission</b>
Item – 19	105 Sudden Valley Dr, G13, Construction Change (Driveway)
Item – 20	15 Thunder Peak Way, G13, Tree (Remove 1)
Item – 21	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo)
Item – 22	22 Southern Ct, G28, Tree (Remove 2)



**Minutes**

**Meeting Called to Order 05:13 PM**

<b>Item – 1</b>	Approval of 08/15/2024 ACC Meeting Agenda		Video 00:00:38 – 00:01:27
Comments:	Amend agenda by removing Item 17 307 Sudden Valley Dr (by owner request). Add Item 23 Review AC Policy changes.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 08/01/2024 ACC Meeting Minutes		Video 00:01:31 – 00:01:52
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 3</b>	11 Tee Pl, G1, Ext Alt (Paint)		Video 00:53:30 – 00:53:50
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 4</b>	7 Grand View Ln, G2, Tree (Remove 4)		Video 00:53:52 – 00:54:38
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 5</b>	2 Orchid Ct, G2, Ext Alt (Gutters, Skylights, Decking, Railings, Lightbox)		Video 00:54:42 – 00:56:28
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 6</b>	2 Orchid Ct, G2, Ext Alt (Landscaping) <b>Resubmission</b>		Video 00:56:28 – 00:57:04
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 7</b>	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert) <b>Resubmission</b>		Video 00:57:16 – 01:08:22
Comments:	Must obtain SVCA approval via Revocable Encroachment Permit Application (REPA) submitted to accadmin@suddenvalley.com.		
Discussion:			
Action:	Approved with Comments (Jo Jean Opposed)	Motion: Allen	Majority



<b>Item – 8</b>	68 Marigold Dr, G2, Ext Alt (Paint)		Video 01:08:30 – 01:08:49
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 9</b>	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing and an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

<b>Item – 10</b>	15 Lookout Mountain Ln, G3, Fence (Dog)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

<b>Item – 11</b>	15 Lookout Mountain Ln, G3, Variance (Fence & Retaining Wall)		Video 00:04:47 – 00:19:37
Comments:	Resubmit with a more detailed drawing an agreement letter from the downhill neighbor.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

<b>Item – 12</b>	17 Rocky Ridge Dr, G3, Construction Change (Stairs & Landscaping)		Video 00:20:10 – 00:31:26
Comments:	Submit a statement from an engineer (someone other than a landscaper) confirming that a concrete wall is NOT needed and can be replaced with a rock wall. What does an engineer say is needed to convert it to a rock wall (materials & design)?		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

<b>Item – 13</b>	8 Thunder Peak Way, G3, Construction Change (Paint)		Video 00:33:38 – 00:34:30
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 14</b>	38 Harbor View Dr, G3, Ext Alt (Stairs & Landscaping)		Video 00:31:41 – 00:33:30
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 15</b>	4 Twin Flower Cir, G3, Extension & Re-Approval		Video 01:08:54 – 01:10:13
Comments:	Extended six months to 2/28/2025 with appropriate SVCA fees.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

<b>Item – 16</b>	6 Loganberry Ln, G5, Extension & Re-Approval		Video 01:10:16 – 01:11:49
Comments:	Extended six months to 2/7/2025 with appropriate SVCA fees.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

<b>Item – 17</b>	<del>307 Sudden Valley Dr, G9, Fence (Dog)</del> <b>withdrawn 08/12/2024</b>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

<b>Item – 18</b>	101 Polo Park Dr, G9, New Construction <b>Resubmission</b>		Video 00:34:32 – 00:52:53
Comments:	Resubmit with updated tree removal plan with mitigation & clearly stake out the corners of the house.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

<b>Item – 19</b>	105 Sudden Valley Dr, G13, Construction Change (Driveway)		Video 00:01:56 – 00:04:36
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 20</b>	15 Thunder Peak Way, G13, Tree (Remove 1)		Video 01:11:51 – 01:12:31
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 21</b>	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo)		Video 01:12:38 – 01:15:03
Comments:	Submit written approval and agreement by the five surrounding neighbors.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous



<b>Item – 22</b>	22 Southern Ct, G28, Tree (Remove 2)	Video 01:15:04 – 01:16:38
Comments:	Submit arborist report depicting the health of the trees.	
Discussion:		
Action:	Denied with Comments	Motion: Allen Unanimous

<b>Item – 23</b> ADD	Review AC Policy changes (added at meeting)	Video 01:16:53 – 01:21:04
Comments:	Change the way height is determined. The existing definitions consider the “final grade,” and the proposed change is to change it to “existing grade” measured before construction so there is no building up of land to artificially build up the building site elevation.	
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

**Meeting Adjourned 06:34 PM**