



# Sudden Valley Community Association Architectural Control Committee

Date 08/21/2025

Time 5:00 PM

Location Multipurpose Room A

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	Patric Zwolenski, Jo Jean Kos
<b>Excused Absence:</b>	Dan Vink, John Gingrich (Leave of Absence)
<b>Attendees:</b>	Jerry Gangle, Allen Helvajian
<b>Observers:</b>	Chad Schmitt (Item 4), Pat Fisher & Jamie McArthur (Item #5), Shanda Owen (Item 6), Annalyn & Bobby Strumm (Items 7 & 8), Frank & Pam Koterba (Items 9 & 10), Oleh & Oksana Kharko (Item 11), Sam Shahan (Item 13), Vladimir Chernomorets (Item 20), Mark Chernomorets & Katrina Jule (Items 19, 22 & 23)

Item – 1	Approval of 08/21/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 07/31/2025 ACC Meeting Minutes
Item – 3	75 North Point Dr, G1, Tree (Remove 1)
Item – 4	10 Inlet Cir G1, Tree (Remove 1)
Item – 5	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair)
Item – 6	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) <b>Resubmission - Previously Approved</b>
Item – 7	1 Indian Ridge Ct, G3, Ext Alt (Steps off of deck)
Item – 8	1 Indian Ridge Ct, G3, Fence (Pet enclosure) <b>Resubmission</b>
Item – 9	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane)
Item – 10	4 Midnight Ct, G3, Variance (Landscaping)
Item – 11	22 Bigleaf Ln, G5, New Construction
Item – 12	78 Honeycomb Ln, G9. Fence (Pet enclosure)
Item – 13	1 Whistling Swan Pl, G9, Ext Alt (Relocate Propane Tank)
Item – 14	23 Horseshoe Cir, G9, Ext Alt (Retaining wall)
Item – 15	24 Morning Glory Dr, G9, Tree (Remove 3)
Item – 16	28 Lost Lake Ln, G13, Fence <b>Resubmission</b>
Item – 17	11 High Cliff Ln, G13, Tree (Remove 1)
Item – 18	21 Western Ln, G13, Tree (Remove 2)
Item – 19	312 Sudden Valley Dr, G3, New Construction <b>Resubmission</b> (e-submission)
Item – 20	2 Sweetclover Cir, G5, New Construction <b>Resubmission</b>
Item – 21	Vote to add Adam Phillips to the ACC
Item – 22	312 Sudden Valley Dr, G3, Variance (Wetlands) <b>Resubmission</b> (e-submission)

<b>Item – 23</b>	312 Sudden Valley Dr, G3, Variance (Side Setback) <b>Resubmission</b> (e-submission)		
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**Meeting Called to Order 5:02 PM**

<b>Item – 1</b>	Approval of 08/21/2025 ACC Meeting Agenda		Video 00:00:33 – 00:01:13
Comments:	Approved with addition of items 19 – 23 (19 and 20 prior to the meeting and 21 – 23 at the meeting).		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 07/31/2025 ACC Meeting Minutes		Video 00:01:36 – 00:01:50
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 3</b>	75 North Point Dr, G1, Tree (Remove 1)		Video 02:04:04 – 02:04:31
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 4</b>	10 Inlet Cir G1, Tree (Remove 1)		Video 01:10:40 – 01:13:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 5</b>	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair)		Video 00:19:05 – 01:00:30
Comments:	Please consider putting a handicap ramp on the recreation facility at the earliest opportunity.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 6</b>	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) Resubmission - Previously Approved		Video 01:53:10 – 01:55:05
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 7</b>	1 Indian Ridge Ct, G3, Ext Alt (Steps off of deck)		Video 01:00:48 – 01:01:15
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 8</b>	1 Indian Ridge Ct, G3, Fence (Pet enclosure) <i>Resubmission</i>		Video 01:01:30 – 01:06:45
Comments:	Cover hog wire fence with 40' of vegetation to hide the fence from being viewed from the street.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

<b>Item – 9</b>	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane)		Video 01:13:42 – 01:19:30
Comments:	Changed at the meeting to remove & replace horizontal tank with two vertical tanks with privacy screens.		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 10</b>	4 Midnight Ct, G3, Variance (Landscaping)		Video 01:13:42 – 01:19:30
Comments:	Please prepare, sign, notarize and record an easement for the area of the rock wall.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

<b>Item – 11</b>	22 Bigleaf Ln, G5, New Construction		Video 01:20:35 – 01:52:20
Comments:	Must provide an Exterior Alteration request by Noon, 8/28, for the 9/4, ACC Meeting showing improved cosmetic design elements to the base engineering-led design.		
Discussion:			
Action:	Approved	Motion: Patric	Majority (Daniel opposed)

<b>Item – 12</b>	78 Honeycomb Ln, G9. Fence (Pet enclosure)		Video 02:04:35 – 02:14:14
Comments:	Please provide a better, more detailed, drawing showing the fence in the yard.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 13</b>	1 Whistling Swan Pl, G9, Ext Alt (Relocate Propane Tank)		Video 01:07:08 – 01:08:28
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous



<b>Item – 14</b>	23 Horseshoe Cir, G9, Ext Alt (Retaining wall)		Video 02:14:37 – 02:15:05
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 15</b>	24 Morning Glory Dr, G9, Tree (Remove 3)		Video 02:15:25 – 02:15:42
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 16</b>	28 Lost Lake Ln, G13, Fence <i>Resubmission</i>		Video 02:15:58 – 02:16:45
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 17</b>	11 High Cliff Ln, G13, Tree (Remove 1)		Video 02:16:58 – 02:20:13
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 18</b>	21 Western Ln, G13, Tree (Remove 2)		Video 00:20:20 – 00:20:43
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 19</b>	312 Sudden Valley Dr, G3, New Construction <i>Resubmission</i> (e-submission)		Video 00:02:04 – 00:17:57
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 20</b>	2 Sweetclover Cir, G5, New Construction <i>Resubmission</i>		Video 01:55:20 – 02:03:48
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 21</b>	Vote to add Adam Phillips to the ACC		Video 02:21:11 – 02:21:45
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 22</b>	312 Sudden Valley Dr, G3, Variance (Wetlands) <b>Resubmission</b> (e-submission)		Video 00:02:04 – 00:18:46
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 23</b>	312 Sudden Valley Dr, G3, Variance (Side Setback) <b>Resubmission</b> (e-submission)		Video 00:02:04 – 00:18:46
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

**Meeting Adjourned at 7:23 PM**