



Sudden Valley Community Association Architectural Control Committee

Date 09/5/2024

Time 9:00 AM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Allen Helvajian, Jo Jean Kos (until 11:20 AM), Dan Vink (until 11:20 AM)
Excused Absence:	Patric Zwolenski
Attendees:	Diane Bruneau Erin Matthews (Item 3), Chad Schmitt (Item 4), EJ Ledet (Items 7 & 8), J Young (Items 9, 36, 38), Ian Graham (Items 10,11,12), Dimitriy Paliyev (Items 13 & 31), Holly Green (Items 14, 15, 16), Aileen Benjamin (Item 18), Mark Pilger & Christopher Hunsaker (Item 20), Peter Lehmann & Steve Wade (Item 21), VJ Singh (Items 25, 26, 28), Vlad Chernomoretz (Item 33), Bob DeGroff (Items 34 & 35), Paul Vawter (Item 40)
Observers:	

Item – 1	Approval of 09/05/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 08/15/2024 ACC Meeting Minutes
Item – 3	33 Longshore Ln, G1, Ext Alt (Garden Beds)
Item – 4	14 Sunflower Cir, G2, Construction Change (Deck)
Item – 5	5 Larkspur Ct, G2, Ext Alt (Change Window, Stair) Resubmission
Item – 6	5 Larkspur Ct, G2, Ext Alt (Shed) Resubmission
Item – 7	6 Morning Beach Dr, G2, Fence (Protection)
Item – 8	6 Morning Beach Dr, G2, Tree (Remove 1)
Item – 9	8 Valley View Cir, G2, Construction Change (Parking)
Item – 10	81 Grand View Ln, G2, Ext Alt (Decks)
Item – 11	81 Grand View Ln, G2, Variance (Back Deck)
Item – 12	81 Grand View Ln, G2, Variance (Front Deck)
Item – 13	12 Green Hill Rd, G3, Tree (Remove 3)
Item – 14	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall) Resubmission
Item – 15	15 Lookout Mountain Ln, G3, Fence (Dog) Resubmission
Item – 16	15 Lookout Mountain Ln, G3, Variance (Setbacks) Resubmission
Item – 17	15 Twin Flower Cir, G3, Tree (Remove 2, Limb 2)
Item – 18	17 Rocky Ridge Dr, G3, Construction Change (Stairs,Landscp, Ret Wall) Resubmission
Item – 19	23 Spring Rd, G3, Extension & Re-Approval
Item – 20	34 Sudden Valley Dr, G3, Tree (Remove 2)



Minutes

Item – 21	38 Harbor View Dr, G3, Ext Alt (Parking & Stairs)
Item – 22	5 Green Hill Rd, G3, Ext Alt (Shed)
Item – 23	8 Sundew Ct, G3, Ext Alt (Paint)
Item – 24	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall)
Item – 25	16 Louise View, G5, Ext Alt (Sign Post)
Item – 26	16 Louise View, G5, Ext Alt (Storm Door)
Item – 27	16 Shetland Ct, G5, Tree (Remove 1)
Item – 28	18 Louise View Dr, G5, New Construction Resubmission
Item – 29	37 Tumbling Water Dr, G5, Ext Alt (Propane Tank)
Item – 30	37 Tumbling Water Dr, G5, Tree (Remove 2)
Item – 31	5 Cayuse Ct, G5, Ext Alt (Landscaping)
Item – 32	9 Clematis Ln, G5, Ext Alt (Hot Tub) In Concept
Item – 33	101 Polo Park Dr, G9, New Construction Resubmission
Item – 34	307 Sudden Valley Dr, G9, Ext Alt (Awning)
Item – 35	307 Sudden Valley Dr, G9, Fence (Dog) Previously Withdrawn
Item – 36	105 Sudden Valley Dr, G13, Construction Change (Carport Door & Ret Wall)
Item – 37	11 Sunnyside Ln, G13, Ext Alt (Culvert)
Item – 38	21 Lost Fork Ln, G13, Extension & Re-Approval
Item – 39	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo) Resubmission
Item – 40	8 Sandalwood Cir, G13, Ext Alt (Pavers & Landscaping)

Meeting Called to Order 09:04 PM

Item – 1	Approval of 09/05/2024 ACC Meeting Agenda	Video 00:00:52 – 00:01:44
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 2	Consent Agenda – Approval of the 08/15/2024 ACC Meeting Minutes	Video 00:01:45 – 00:02:07
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous



Item – 3	33 Longshore Ln, G1, Ext Alt (Garden Beds)		Video 00:02:10 – 00:02:33
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	14 Sunflower Cir, G2, Construction Change (Deck)		Video 02:24:54 – 02:27:04
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 5	5 Larkspur Ct, G2, Ext Alt (Change Window, Stair) <i>Resubmission</i>		Video 03:19:19 – 03:24:21
Comments:	ACC would like to meet with homeowner during Tuesday tour or at next meeting to discuss details and answer questions.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 6	5 Larkspur Ct, G2, Ext Alt (Shed) <i>Resubmission</i>		Video 03:24:24 – 03:25:45
Comments:	ACC would like to meet with homeowner during Tuesday tour or at next meeting to discuss the shed's corrugated metal roof along with other house changes.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 7	6 Morning Beach Dr, G2, Fence (Protection)		Video 00:02:37 – 00:11:18
Comments:	Submit a drawing showing setbacks and if the fence will not be 5' from the property line then submit a Variance Request along with letters from the neighbors on each side and the back neighbors.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 8	6 Morning Beach Dr, G2, Tree (Remove 1)		Video 00:11:20 – 00:11:58
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 9	8 Valley View Cir, G2, Construction Change (Parking)		Video 02:27:18 – 02:42:04
Comments:	To remain consistent this is denied because the committee discourages parking in the right-of-way or creating parking spaces in the right-of-way, especially where there is a ditch. AC Policies 14.5.6 (b)		
Discussion:			
Action:	Denied with Comments (John Opposed)	Motion: Dan V	Majority



Item – 10	81 Grand View Ln, G2, Ext Alt (Decks)	Video 01:57:10 – 02:16:06	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 11	81 Grand View Ln, G2, Variance (Back Deck)	Video 01:57:10 – 02:16:06	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 12	81 Grand View Ln, G2, Variance (Front Deck)	Video 01:57:10 – 02:16:06	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 13	12 Green Hill Rd, G3, Tree (Remove 3)	Video 01:23:06 – 01:26:15	
Comments:	Submit arborist report.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 14	15 Lookout Mountain Ln, G3, Ext Alt (Retaining Wall) Resubmission	Video 00:19:55 – 00:33:47	
Comments:	1) Approved to build retaining wall 1 foot from the property line. 2) Submit Variance Request to build retaining wall 1 foot from the property line.		
Discussion:			
Action:	Approved with Comments (John Opposed)	Motion: Jo Jean	Majority

Item – 15	15 Lookout Mountain Ln, G3, Fence (Dog) Resubmission	Video 00:34:25 – 00:34:49	
Comments:	Resubmit after the retaining wall is completed. There is concern about how tall the combined retaining wall and fence will be.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 16	15 Lookout Mountain Ln, G3, Variance (Setbacks) Resubmission	Video 00:33:48 – 00:34:24	
Comments:	Resubmit with the Fence Request after the retaining wall is completed.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous



Item – 17	15 Twin Flower Cir, G3, Tree (Remove 2, Limb 2)		Video 03:26:10 – 03:27:40
Comments:	Submit an arborist report on health of the trees.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 18	17 Rocky Ridge Dr, G3, Construction Change (Stairs, Landscp, Ret Wall) <i>Resubmission</i>		Video 01:00:06 – 01:16:38
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 19	23 Spring Rd, G3, Extension & Re-Approval		Video 03:27:40 – 03:37:04
Comments:	ACC requests conference with the building regarding missing Construction Change Request form.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

Item – 20	34 Sudden Valley Dr, G3, Tree (Remove 2)		Video 00:15:32 – 00:17:23
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 21	38 Harbor View Dr, G3, Ext Alt (Parking & Stairs)		Video 00:34:58 – 00:48:56
Comments:	1) Approve stairs in concept – submit a final design, 2) The committee discourages parking in the right-of-way or creating parking spaces in the right-of-way, especially where there is a ditch. AC Policies 14.5.6 (b)		
Discussion:			
Action:	Denied Parking with Comments (Allen Abstained) Approved Stairs in Concept with Comments	Motion: Dan V	Majority

Item – 22	5 Green Hill Rd, G3, Ext Alt (Shed)		Video 03:37:23 – 03:38:13
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 23	8 Sundew Ct, G3, Ext Alt (Paint)		Video 03:38:17 – 03:38:31
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous



Item – 24	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall)	Video 03:38:31 – 03:39:26
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 25	16 Louise View, G5, Ext Alt (Sign Post)	Video 00:49:03 – 00:50:56
Comments:	Either color is approved.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous

Item – 26	16 Louise View, G5, Ext Alt (Storm Door)	Video 00:51:00 – 00:51:15
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 27	16 Shetland Ct, G5, Tree (Remove 1)	Video 03:39:28 – 03:42:33
Comments:	Submit an arborist report on health of the trees.	
Discussion:		
Action:	Denied with Comments	Motion: Allen Unanimous

Item – 28	18 Louise View Dr, G5, New Construction Resubmission	Video 00:51:20 – 00:59:06
Comments:	The arborist report indicates the tree on 16 Louise View Dr’s property would be at a high risk of failure if the house were to be built. The mitigation is to reduce the house footprint.	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

Item – 29	37 Tumbling Water Dr, G5, Ext Alt (Propane Tank)	Video 03:42:34 – 03:43:02
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 30	37 Tumbling Water Dr, G5, Tree (Remove 2)	Video 03:43:04 – 03:46:18
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous



Item – 31	5 Cayuse Ct, G5, Ext Alt (Landscaping)		Video 01:16:54 – 01:23:03
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 32	9 Clematis Ln, G5, Ext Alt (Hot Tub) <i>In Concept</i>		Video 03:46:22 – 03:51:49
Comments:	Submit information about the privacy screen (no plastic), more information on the wooden base, dimensions, location in relation to setbacks, stake out location of hot tub deck.		
Discussion:			
Action:	In-Concept Approved THIS IS NOT AN APPROVAL OF THE PROJECT	Motion: Allen	Unanimous

Item – 33	101 Polo Park Dr, G9, New Construction <i>Resubmission</i>		Video 02:57:36 – 03:19:10
Comments:	The footprint size of the house should be modified to save trees.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 34	307 Sudden Valley Dr, G9, Ext Alt (Awning)		Video 01:26:27 – 01:28:47
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 35	307 Sudden Valley Dr, G9, Fence (Dog) <i>Previously Withdrawn</i>		Video 01:28:48 – 01:37:55
Comments:	Obtain county permission to build a hog wire fence next to a split rail fence (without wire attached to it).		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 36	105 Sudden Valley Dr, G13, Construction Change (Carport Door & Ret Wall)		Video 02:42:14 – 02:53:38
Comments:			
Discussion:			
Action:	Approve	Motion: Allen	Unanimous

Item – 37	11 Sunnyside Ln, G13, Ext Alt (Culvert)		Video 03:51:59 – 03:52:59
Comments:	The committee discourages parking in the right-of-way or creating parking spaces in the right-of-way, especially where there is a ditch. AC Policies 14.5.6 (b)		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous



Item – 38	21 Lost Fork Ln, G13, Extension & Re-Approval		Video 02:53:43 – 02:57:07
Comments:	Extended six months to 3/7/2025 with appropriate SVCA fees.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

Item – 39	8 Autumn Vista Pl, G13, Ext Alt (Deck & Gazebo) Resubmission		Video 03:53:01 – 03:55:20
Comments:			
Discussion:	<i>The Committee expects that the next time there is an exterior change to this property, that the owners will ask before doing the work. The Committee may have asked for modifications to this project.</i>		
Action:	Approved	Motion: John	Unanimous

Item – 40	8 Sandalwood Cir, G13, Ext Alt (Pavers & Landscaping)		Video 01:38:28 – 01:56:39
Comments:	Resubmit the request with more information regarding paver area #3 with regards to setbacks & the open space rule. Parking request is denied. The committee discourages parking in the right-of-way or creating parking spaces in the right-of-way, especially where there is a ditch. AC Policies 14.5.6 (b)		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Meeting Adjourned 12:59 PM