



Sudden Valley Community Association Architectural Control Committee

Date 09/18/2025

Time 5:00 PM

Location Multipurpose Room A

Minutes

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Patric Zwolenski, Jo Jean Kos, Dan Vink

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian, Terry Niblack

Observers: J Young (Item 3), Dave Trumpoe (Items 6 & 7), Kolleen Mitchell (Item 11)

Item – 1	Approval of 09/18/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 09/04/2025 ACC Meeting Minutes
Item – 3	8 Valley View Cir, G2, Const Change (Siding)
Item – 4	69 Marigold Dr, G2, Ext Alt (French Drain, Pavers, Retaining Wall, Path)
Item – 5	1 Morning Beach Dr # 28, G2, Ext Alt (Heat Pump)
Item – 6	19 Ridge Crest Way, G3, Ext Alt (Shed)
Item – 7	19 Ridge Crest Way, G3, Ext Alt (Pet Enclosure)
Item – 8	6 Sandalwood Cir, G3, Ext Alt (Add Accent Trim)
Item – 9	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck)
Item – 10	3 Topper Dr, G3, Ext Alt (Retaining Wall, Flagstone Path)
Item – 11	19 Meadow Ct, G9, Ext Alt (Privacy Screens)
Item – 12	7 Yearling Pl, G13, Ext Alt (Metal Sculpture)
Item – 13	Vote to add Terry Niblack to the ACC
Item – 14	
Item – 15	

**Meeting Called to Order 5:02 PM**

Item – 1	Approval of 09/18/2025 ACC Meeting Agenda	Video 00:00:17 – 00:00:57
Comments:	Amended to add Item #13 to the agenda – Vote to add Terry Niblack to the ACC.	
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 2	Consent Agenda – Approval of the 09/04/2025 ACC Meeting Minutes	Video 00:01:07 – 00:01:19
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 3	8 Valley View Cir, G2, Const Change (Siding)	Video 00:02:30 – 00:03:02
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 4	69 Marigold Dr, G2, Ext Alt (French Drain, Pavers, Retaining Wall, Path)	Video 00:15:00 – 00:17:20
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 5	1 Morning Beach Dr # 28, G2, Ext Alt (Heat Pump)	Video 00:17:35 – 00:18:10
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 6	19 Ridge Crest Way, G3, Ext Alt (Shed)	Video 00:03:20 – 00:05:22
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 7	19 Ridge Crest Way, G3, Ext Alt (Pet Enclosure)	Video 00:05:31 – 00:07:30
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous



Item – 8	6 Sandalwood Cir, G3, Ext Alt (Add Accent Trim)		Video 00:18:38 – 00:18:52
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck)		Video 00:20:30 – 00:23:14
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 10	3 Topper Dr, G3, Ext Alt (Retaining Wall, Flagstone Path)		Video 00:23:18 – 00:32:55
Comments:	Please provide more details about the retaining wall (i.e., specific placement, dimensions, material, etc.)		
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 11	19 Meadow Ct, G9, Ext Alt (Privacy Screens)		Video 00:08:01 – 00:14:48
Comments:	The ACC approves this request with an emphasis on enforcement of improperly parked cars at 17 Meadow Court.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	7 Yearling Pl, G13, Ext Alt (Metal Sculpture)		Video 00:33:10 – 00:35:15
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Dan opposed, Jo Jean abstained)

Item – 13	Vote to add Terry Niblack to the ACC.		Video 00:35:20 – 00:39:32
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Meeting Adjourned at 5:40 PM