



Sudden Valley Community Association Architectural Control Committee

Date 10/02/2025

Time 9:00 AM

Location Zoom

Minutes

Type of meeting: Request and Plan Review
Facilitator: Daniel Rodriguez, Chair
Committee Attendees: Patric Zwolenski, Dan Vink, Jo Jean Kos, Terry Niblack
Excused Absence:
Attendees: Jerome Gangle, Allen Helvajian
Observers:

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| Item – 1 | Approval of 10/02/2025 ACC Meeting Agenda |
| Item – 2 | Consent Agenda – Approval of the 09/18/2025 ACC Meeting Minutes |
| Item – 3 | 16 Windward Dr, G1, Ext Alt (Solar Panels) |
| Item – 4 | 72 Grand View Lane, G2, Tree (Remove 1) |
| Item – 5 | 13 Wintercross Wy, G5, Tree (Remove 1) |
| Item – 6 | 7 Western Ln, G13, Tree (Remove 1) |
| Item – 7 | |
| Item – 8 | |
| Item – 9 | |
| Item – 10 | |
| Item – 11 | |
| Item – 12 | |
| Item – 13 | |
| Item – 14 | |
| Item – 15 | |



Meeting Called to Order 09:00 AM

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| Item – 1 | Approval of 10/02/2025 ACC Meeting Agenda | Video 00:01:24 – 00:01:34 |
| Comments: | | |
| Discussion: | | |
| Action: | Approved | Motion: Daniel Unanimous |

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| Item – 2 | Consent Agenda – Approval of the 09/18/2025 ACC Meeting Minutes | Video 00:01:41 – 00:01:51 |
| Comments: | Approved with the addition of item #13 – Add Terry Niblack to the ACC. | |
| Discussion: | | |
| Action: | Approved | Motion: Patric Unanimous |

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| Item – 3 | 16 Windward Dr, G1, Ext Alt (Solar Panels) | Video 00:01:56 – 00:02:57 |
| Comments: | | |
| Discussion: | | |
| Action: | Approved | Motion: Jo Jean Unanimous |

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| Item – 4 | 72 Grand View Lane, G2, Tree (Remove 1) | Video 00:04:30 – 00:09:22 |
| Comments: | The Committee approves limbing of the tree by a licensed tree contractor, but removal of the tree will require an Arborist’s Report showing just cause for the removal. Previously fallen debris, brush, and tinder may be removed from the lot at the same time as the limbing. | |
| Discussion: | | |
| Action: | Approved | Motion: Daniel Approved |

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| Item – 5 | 13 Wintercress Wy, G5, Tree (Remove 1) | Video 00:09:31 – 00:10:15 |
| Comments: | | |
| Discussion: | | |
| Action: | Approved | Motion: Patric Unanimous |

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| Item – 6 | 7 Western Ln, G13, Tree (Remove 1) | Video 00:10:23 – 00:11:20 |
| Comments: | Please resubmit with an Arborist Report showing just cause for the removal. | |
| Discussion: | | |
| Action: | Denied | Motion: Patric Unanimous |

Meeting Adjourned 9:12 AM