

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 10/05/2023

Time 9:00 AM

Location Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Jo Jean Kos, Wayne Lee, Daniel Rodriguez, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau
Observers:	Emily Riddle from JWR Design (Item 6), John Bowie (Item 10), Anthony Gass (Item 15)

Item – 1	Approval of 10/05/2023 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 09/21/2023 ACC Meeting Minutes
Item – 3	13 Orchid Ct, G2, Fence (Pet)
Item – 4	18 Nighthawk Cir, G2, Ext Alt (Paint & Roof)
Item – 5	92 Grand View Ln, G2, Ext Alt (Parking Pad Cover)
Item – 6	17 Rocky Ridge Dr, G3, Construction Change (Decrease 2nd Floor)
Item – 7	31 Sudden Valley Dr, G3, Fence (Privacy)
Item – 8	55 Valley Crest Way, G3, Variance (Setbacks)
Item – 9	20 Sweetclover Cir, G5, Ext Alt (Move Door)
Item – 10	22 Sweetclover Cir, G5, Ext Alt (Deck)
Item – 11	17 Little Strawberry Ln, G9, Ext Alt (Roof)
Item – 12	5 Fawn Court, G9, Variance (Fence)
Item – 13	98 Honeycomb Ln, G9, Construction Change (Front Door & Retaining Wall)
Item – 14	131 Polo Park Dr, G13, Tree Removal (1 Tree)
Item – 15	23 Granite Cir, G13, Ext Alt (Parking)
Item – 16 ADD	NEW BUSINESS – Election of new Architectural Control Committee Chair

Meeting Called to Order 09:08 AM

Motion made to add item 16	Video 00:00:41 – 00:01:35			
Comments:	Discuss nomination of new ACC Chairperson			
Discussion:				
Action:	Approved	Motion: Keith	2 nd : Jo Jean	Unanimous

Item – 1	Approval of 10/05/2023 ACC Meeting Agenda			Video 00:00:41 – 00:01:35
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 2	Consent Agenda – Approval of the 09/21/2023 ACC Meeting Minutes			Video 00:23:32 – 00:24:05
Comments:				
Discussion:				
Action:	Approved (Keith abstained)	Motion: Patric	2 nd : Wayne	Majority

Item – 3	13 Orchid Ct, G2, Fence (Pet)			Video 00:24:08 – 00:26:16
Comments:	1) Abide by all setbacks 2) Be cognizant of tree roots 3) Use black or green deco mesh 4) Be aware that prebuilt panels don't always work well on uneven terrain			
Discussion:				
Action:	Approved with comments	Motion: Keith	2 nd : Jo Jean	Unanimous

Item – 4	18 Nighthawk Cir, G2, Ext Alt (Paint & Roof)			Video 00:26:17 – 00:33:05
Comments:	ACC Policy 14.6.3.(c) The roof of an addition must match the existing roof.			
Discussion:				
Action:	Approved (Paint) Denied (Roof) with comments	Motion: Daniel	2 nd : Wayne	Unanimous

Item – 5	92 Grand View Ln, G2, Ext Alt (Parking Pad Cover)			Video 00:33:06 – 00:33:58
Comments:				
Discussion:				
Action:	Denied	Motion: Keith	2 nd : Daniel	Unanimous

Item – 6	17 Rocky Ridge Dr, G3, Construction Change (Decrease 2nd Floor)			Video 00:06:55 – 00:23:13
Comments:	1) ADU is not permitted 2) Request (no) ADU Agreement from SVCA 3) Move door from the front of the house			
Discussion:				
Action:	Denied	Motion: Keith	2 nd : Daniel	Unanimous

Item – 7	31 Sudden Valley Dr, G3, Fence (Privacy)			Video 00:34:01 – 00:34:58
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 8	55 Valley Crest Way, G3, Variance (Setbacks)			Video 00:35:00 – 00:36:18
Comments:	Note SVCA Restrictive Covenants 3 , SVCA Rules & Regulations Section 2.2 , SVCA Bylaws, Article VI, Section 7 regarding businesses and ADUs.			
Discussion:				
Action:	Denied with courtesy comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 9	20 Sweetclover Cir, G5, Ext Alt (Move Door)			Video 00:36:20 – 00:36:56
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 10	22 Sweetclover Cir, G5, Ext Alt (Deck)			Video 00:01:40 – 00:03:17
Comments:	Whatcom County permit approval required			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 nd : Patric	Unanimous

Item – 11	17 Little Strawberry Ln, G9, Ext Alt (Roof)			Video 00:37:02 – 00:37:43
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 12	5 Fawn Court, G9, Variance (Fence)			Video 00:37:43 – 00:45:42
Comments:	1) Submit neighbor’s letter approving the fence location and design 2) Wood and wire fence approved is per ACC Policies Appendix D 3) State how tree(s) will be impacted. 4) Entire fence must be of the wood and wire design illustrated in ACC Policies Appendix D			
Discussion:				
Action:	Denied	Motion: Daniel	2 nd : Patric	Unanimous

Item – 13	98 Honeycomb Ln, G9, Construction Change (Front Door & Retaining Wall)			Video 00:45:44 – 00:54:35
Comments:	Denied design submitted. Submit new design.			
Discussion:				
Action:	Approved Front Door Denied Retaining Wall	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 14	131 Polo Park Dr, G13, Tree Removal (1 Tree)			Video 00:54:36 – 00:56:47
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 15	23 Granite Cir, G13, Ext Alt (Parking)			Video 00:03:20 – 00:06:53
Comments:	Deferred to SVCA for ROW approval.			
Discussion:				
Action:	Approved with comments	Motion: Patric	2 nd : Daniel	Unanimous

Item – 16	NEW BUSINESS – Election of new Architectural Control Committee Chair			Video 00:57:05 – 00:06:53
Comments:	Keith advised he is stepping down as Chair due to him running for the Board of Directors in the current election. He requested that a vote for the new Chair be added as the last item on the 10.19.2023 ACC Meeting Agenda. He requested that Daniel run the 10.19.2023 with him and stated that the elected Chair will run the 11.02.2023 meeting.			
Discussion:				
Action:		Motion:	2 nd :	

Meeting Adjourned 10:09 AM