



Sudden Valley Community Association Architectural Control Committee

Date 11/20/2025

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting: Request and Plan Review
Facilitator: Daniel Rodriguez, Chair
Committee Attendees: Terry Niblack, Dan Vink
Excused Absence: Patric Zwolenski, Jo Jean Kos
Attendees: Jerry Gangle, Allen Helvajian
Observers: Vitali Pikalov (Items 3 & 7), Daniel Haney (Item 6)

Item – 1	Approval of 11/20/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 11/06/2025 ACC Meeting Minutes
Item – 3	32 Longshore Ln, G1, New Construction (Re-Start)
Item – 4	7 Grand View Ln, G2, Ext Alt (Garage Door)
Item – 5	13 Wintercross Way, G5, Construction Chng (Add Parking Spot)
Item – 6	8 Oakcrest Circle, G9, New Construction (In Concept)
Item – 7	22 Granite Cir, G13, Const Change (Multi Item)
Item – 8	Confirm election of Daniel Rodriguez as Architectural Committee Chairperson

**Meeting Called to Order 5:08 PM**

Item – 1	Approval of 11/20/2025 ACC Meeting Agenda	Video 00:00:05 – 00:01:37
Comments:	Approved with modification (Addition of item #8).	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 2	Consent Agenda – Approval of the 11/06/2025 ACC Meeting Minutes	Video 00:01:38 – 00:01:56
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 3	32 Longshore Ln, G1, New Construction (Re-Start)	Video 00:02:08 – 00:32:48
Comments:	Approve corrective work on site drainage issues, general clean-up of the building site, and development of a landscaping plan. Owner / builder must schedule review and mitigation approval of above issues by AC Inspector before resubmitting a new construction re-start request to the ACC.	
Discussion:	Construction re-Start is denied over concerns about the home size and culvert variances.	
Action:	Approved	Motion: Patric Unanimous

Item – 4	7 Grand View Ln, G2, Ext Alt (Garage Door)	Video 00:51:55 – 00:52:40
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Majority (Dan abstained)

Item – 5	13 Wintercress Way, G5, Construction Chng (Add Parking Spot)	Video 00:52:45 – 00:54:30
Comments:		
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 6	8 Oakcrest Circle, G9, New Construction (In Concept)	Video 00:34:01 – 00:51:42
Comments:	OK to move forward with planning and design. ACC neither approves nor denies the new build request.	
Discussion:		
Action:	Approved	Motion: Unanimous



Item – 7	22 Granite Cir, G13, Const Change (Multi Item)		Video 00:32:57 – 00:33:44
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 8	Confirm election of Daniel Rodriguez as Architectural Committee Chairperson		Video 00:00:05 – 00:01:37
Comments:			
Discussion:			
Action:	Approved	Motion: By vote	Unanimous

Meeting Adjourned at 6:03 PM