



Sudden Valley Community Association

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APPROVAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: August 22, 2024
Subject: Approval of Revised AC Policies

Purpose

To request approval of proposed revisions to AC Policies

Background

On April 25, 2024, the Board was asked to approve proposed changes to the AC Policies. At that time, the Board determined that they needed more time to consider the changes and asked to postpone a vote until the Attorney's comments were available. Attorney comments were shared with the Board on May 23rd, along with a plan for soliciting community input as recommended. No substantive changes have been made to the policies as presented in April.

The ACC Chair, the full ACC committee, the ACC Inspector, the ACC Administrative Support Specialist, the Maintenance and Facilities Manager, and the General Manager have all reviewed the proposed changes. We feel confident that these changes will improve the quality of this document as a reference for homeowners and builders and will also help to better protect the unique environment of Sudden Valley.

The following attachments describe the proposed changes:

1. A revised copy of the AC Policies document, with all edits identified using the track changes function;
2. A table listing each section, whether it was revised, and the reason or description of the revision;
3. A Powerpoint presentation sharing the motivation behind the more substantive changes;
4. A summary, by topic, of the questions and comments shared by members at the AC Community Meeting held June 18th, 2024.

Additionally, The ACC and staff have completed the following activities as described in the May 23rd memo as "proposed actions toward approval:

- Held a Community Meeting in June to present the proposed changes and elicit feedback from members; the four substantive changes are:
 - Including driveways in the lot coverage calculation;
 - Increasing side setbacks from 5 feet on each side to a total of 15 feet overall;
 - Reducing the maximum allowed driveway slope from 25% to 20% and requiring measures to ensure the driveway remains clear of ice above 15%;
 - Requiring homeowners to maintain driveway culverts, instead of the Association.
- Clarify the definitions given for keyways, ADUs, modular homes, and manufactured homes.

Request

I request that the Board adopt a resolution to approve the revised AC Policies.