

# Minutes

## Sudden Valley Community Association Architectural Control Committee

January 5, 2023  
Dance Barn  
9:00 am

<b>Type of meeting:</b>	<b>Regular Meeting</b>
<b>Facilitator:</b>	<b>Keith McLean, Chair</b>
<b>Committee Attendees</b>	<b>Jo Jean Kos, Rich Hart, Wayne Lee</b>
<b>ACC Coordinator:</b>	<b>Deb Corbett</b>

<b>Item No. 1</b>	<i>Approval of January 5, 2023 Meeting Agenda</i>
<b>Item No. 2</b>	<b>9 PAR LANE (32-8) GATE 1-TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Item No. 3</b>	<b>9 FAWN COURT (3-147) GATE 9-TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Item No. 4</b>	<b>18 GRANITE CIRCLE (14-90)GATE 13- TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Item No. 5</b>	<b>12 PAR LANE (32-16) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 6</b>	<b>36 NORTH POINT DRIVE (12-23)GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 7</b>	<b>8 MARINA DRIVE (32-40) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 8</b>	<b>82 NORTH POINT DRIVE (12-56,57) GATE 1-FENCE REQUEST-PREVIOUSLY HEARD</b>
<b>Item No. 9</b>	<b>82 NORTH POINT DRIVE (12-56,57) GATE 1-VARIANCE REQUEST</b>
<b>Item No. 10</b>	<b>4 JUBILEE LANE (14-117) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 11</b>	<b>4 ORCHID COURT (18-02) GATE 2-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 12</b>	<b>77 VALLEY CREST WAY (2-78) GATE 3-EXTENSION &amp; RE-APPROVAL REQUEST</b>
<b>Item No. 13</b>	<b>43 ROCKY RIDGE DR (02-140) GATE 3-FENCE REQUEST</b>
<b>Item No. 14</b>	<b>49 LOUISE VIEW DRIVE (27-71) GATE 5-EXTENSION &amp; RE-APPROVAL REQUEST</b>
<b>Item No. 15</b>	<b>88 HONEYCOMB LANE (3-202) GATE 9-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 16</b>	<b>5 PLUM LANE (22-290,291) GATE 13-EXTERIOR ALTERATION REQUEST</b>
<b>Item No. 17</b>	<b>15 AUTUMN VIEW PL (22-310) GATE 13-CONSTRUCTION CHANGE REQUEST</b>
<b>Item No. 18</b>	<b>3 WESTBROOK CT. (14-117) GATE 13-EXTERIOR ALTERATION REQUEST</b>

<b>Item – 1</b>	<i>Approval of January 5, 2023 Meeting Agenda</i>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it. Unanimous.</b>

<b>Item – 2</b>	<b>9 PAR LANE (32-8) GATE 1-TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Comments:</b>	<b>Was previously heard but homeowner was there to help explain. Inaudible. Re-request to Maintenance.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Referred to Maintenance. Staff will implement.</b>

<b>Item – 3</b>	<b>9 FAWN COURT (3-147) GATE 9-TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Comments:</b>	<b>Has WC permit. Rich asked about re-planting and discussion ensued. Was decided that a 2:1 planting ratio would be requested. (Some inaudible discussion)</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Wayne seconded it. Unanimous.</b>

<b>Item-4</b>	<b>18 GRANITE CIRCLE (14-90)GATE 13- TREE VEGETATION TRIMMING &amp; REMOVAL REQUEST</b>
<b>Comments:</b>	<b>Tree is located on SVCA property. Will refer it to Maintenance for follow up. Discussion with JoAnne Jensen was inaudible.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Referred to Maintenance. Staff will implement.</b>

<b>Item – 5</b>	<b>12 PAR LANE (32-16) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Installation of two heat pumps-north side and south side. (Owner was in attendance but he was inaudible) Rich asked about vegetative screening.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Wayne moved and Rich seconded it. Unanimous.</b>

<b>Item – 6</b>	<b>36 NORTH POINT DRIVE (12-23)GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Exterior awning to be installed around home to prevent water, etc.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it. Unanimous.</b>

<b>Item – 7</b>	<b>8 MARINA DRIVE (32-40) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Replace existing windows.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it.</b>

<b>Item – 8</b>	<b>82 NORTH POINT DRIVE (12-56,57) GATE 1-FENCE REQUEST-PREVIOUSLY HEARD</b>
<b>Comments:</b>	<b>Owner was in attendance, but his comments were inaudible.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved previously. Please see below.</b>

<b>Item – 9</b>	<b>82 NORTH POINT DRIVE (12-56,57) GATE 1-VARIANCE REQUEST</b>
<b>Comments:</b>	<b>Discussion ensued regarding the height regulations. Rich advised he would be ok with a 6' high fence if it were kept within those guidelines.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it. Unanimous.</b>

<b>Item – 10</b>	<b>4 JUBILEE LANE (14-117) GATE 1-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Rich moved and Jo Jean seconded it. Unanimous.</b>

<b>Item – 11</b>	<b>4 ORCHID COURT (18-02) GATE 2-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Adding hot tub. Location has changed since the first request as this is their third submittal. Whatcom County permit is required.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Rich moved and Jo Jean seconded it. Unanimous.</b>

<b>Item – 12</b>	<b>77 VALLEY CREST WAY (2-78) GATE 3-EXTENSION &amp; RE-APPROVAL REQUEST</b>
<b>Comments:</b>	<b>This is the second extension requested. The first one expired on 10/23/2022.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Deferred until we have more information. Rich moved and Jo Jean seconded. Unanimous.</b>

<b>Item – 13</b>	<b>43 ROCKY RIDGE DR (02-140) GATE 3-FENCE REQUEST</b>
<b>Comments:</b>	<b>Committee is requesting a variance to allow for setback areas. An alternative would be to align the fence line with the house/redesign plans.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Deferred pending submittal of variance request. Rich moved and Wayne seconded it. Unanimous.</b>

<b>Item – 14</b>	<b>49 LOUISE VIEW DRIVE (27-71) GATE 5-EXTENSION &amp; RE-APPROVAL REQUEST</b>
<b>Comments:</b>	<b>This is the second extension requested. The first one expired on 10/23/2022.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Deferred until we have reason for delay. Rich moved and Jo Jean seconded. Unanimous.</b>

<b>Item – 15</b>	<b>88 HONEYCOMB LANE (3-202) GATE 9-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Policies do not allow for carports or lean-tos. See ACC Policy 14.6.1 Committee recommends attached garage.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Deny as submitted. Rich moved and Daniel seconded it. Unanimous.</b>

<b>Item – 16</b>	<b>5 PLUM LANE (22-290,291) GATE 13-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>18 kw generator-large natural gas generator.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it. Unanimous.</b>

<b>Item – 17</b>	<b>15 AUTUMN VIEW PL (22-310) GATE 13-CONSTRUCTION CHANGE REQUEST</b>
<b>Comments:</b>	<i>Owner was present but comments/explanation was inaudible. Committee expressed concerns about raising the level of the roof and obstructing neighbors' view.</i>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Rich moved and Wayne seconded it. Jo Jean &amp; Keith opposed. Passed-3:2 vote. Majority.</b>

<b>Item – 18</b>	<b>3 WESTBROOK CT. (14-117) GATE 13-EXTERIOR ALTERATION REQUEST</b>
<b>Comments:</b>	<b>Replacing roof with metal roof. Charcoal colored. “Perma-lock” is a roofing material that resembles shingles but in a metal form. Rich is interested in getting additional information from property owner to roof his own home.</b>
<b>Discussion:</b>	
<b>Action:</b>	<b>Approved. Jo Jean moved and Rich seconded it. Unanimous.</b>

**ADJOURNED: 10:13 AM**