



Sudden Valley Community Association Architectural Control Committee

Date 02/20/2025

Time 5:00 PM

Location The Dance Barn

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Jo Jean Kos, Dan Vink, Patric Zwolenski
Excused Absence:	John Gingrich, Linda Tessier
Attendees:	Joel Carter, Allen Helvajian
Observers:	Nick Campelia (Items 4-7), John Quigg (Items 4-7), Chad Schmitt (Items 4-7), John Gordon (Item 11), J Young (Item 14)

Item – 1	Approval of 02/20/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 02/06/2025 ACC Meeting Minutes
Item – 3	10 Inlet Cir, G1, New Construction Resubmission
Item – 4	4 Sanwick Pt Ct, G1, New Construction Resubmission
Item – 5	4 Sanwick Pt Ct, G1, Variance (Setback) Resubmission
Item – 6	6 Sanwick Pt Ct, G1, New Construction Resubmission
Item – 7	6 Sanwick Pt Ct, G1, Variance (Setback) Resubmission
Item – 8	8 Valley View Cir, G2 Tree (Remove 3) Resubmission
Item – 9	36 Tumbling Water Dr, G5, Fence (Garbage Shed)
Item – 10	11 Oval Ct, G5, Const Chg (Ret Wall, Siding, Roof & Door)
Item – 11	34 Morning Glory, G9, New Construction Resubmission
Item – 12	29 Cold Spring Ln, G9, Ext Alt (Deck)
Item – 13	32 Holly View Way, G9, Tree (Remove 1)
Item – 14	21 Lost Fork Ln, G13, Construction Chg (Lighting) Resubmission

Meeting Called to Order 05:07 PM

Item – 1	Approval of 02/20/2025 ACC Meeting Agenda	Video 00:00:09 – 00:01:20
Comments:	Add NEW BUSINESS Item 15	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous



Item – 2	Consent Agenda – Approval of the 02/06/2025 ACC Meeting Minutes		Video 00:01:30 – 00:01:48
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 3	10 Inlet Cir, G1, New Construction Resubmission		Video 00:01:56 – 00:20:26
Comments:	House plans are too large for the size of the lot		
Discussion:			
Action:	Denied with Comments (Jo Jean & Patric Approved & Dan and Daniel Denied)	Motion: Patric	Failed on a Tie Vote

Item – 4	4 Sanwick Pt Ct, G1, New Construction Resubmission		Video 00:20:42 – 00:49:45
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 5	4 Sanwick Pt Ct, G1, Variance (Setback) Resubmission		Video 00:49:56 – 00:56:49
Comments:	The house will fit on the property without this Variance		
Discussion:			
Action:	Denied with Comments (Jo Jean & Patric Approved & Dan and Daniel Denied)	Motion: Jo Jean	Failed on a Tie Vote

Item – 6	6 Sanwick Pt Ct, G1, New Construction Resubmission		Video 00:57:44 – 00:58:30
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	6 Sanwick Pt Ct, G1, Variance (Setback) Resubmission		Video 00:58:33 – 00:59:23
Comments:	The house will fit on the property without this Variance		
Discussion:			
Action:	Denied with Comments (Jo Jean & Patric Approved & Dan and Daniel Denied)	Motion: Patric	Failed on a Tie Vote

Item – 8	8 Valley View Cir, G2 Tree (Remove 3) Resubmission		Video 00:59:42 – 01:05:45
Comments:	1) Based on arborist report remove Trees 1 & 3. 2) Retain Tree 2.		
Discussion:			
Action:	Approved Trees 1 & 3, Denied Tree 2	Motion: Patric	Unanimous



Item – 9	36 Tumbling Water Dr, G5, Fence (Garbage Shed)	Video 01:20:49 – 01:29:05
Comments:	1) Resubmit stating if shed is fixed or non-permanent, 2) Resubmit confirming shed size is sufficient to house SSC garbage can , 3) Admin to check with Maintenance regarding proximity of shed to ROW	
Discussion:		
Action:	Denied	Motion: Daniel Unanimous

Item – 10	11 Oval Ct, G5, Const Chg (Ret Wall, Siding, Roof & Door)	Video 01:29:15 – 01:29:50
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 11	34 Morning Glory, G9, New Construction <i>Resubmission</i>	Video 01:07:07 – 01:20:36
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 12	29 Cold Spring Ln, G9, Ext Alt (Deck)	Video 01:30:02 – 01:31:02
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 13	32 Holly View Way, G9, Tree (Remove 1)	Video 01:31:10 – 01:31:30
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 14	21 Lost Fork Ln, G13, Construction Chg (Lighting) <i>Resubmission</i>	Video 01:06:10 – 01:06:50
Comments:	Builder may select either lighting choice submitted	
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 15	Change Location of ACC Meetings on the Third Thursday of the Month	Video 01:31:38 – 01:32:30
Comments:	Change location of the third Thursday meeting from the Dance Barn to Multipurpose Room A	
Discussion:		
Action:	Approved with Comments	Motion: Daniel Unanimous

Meeting Adjourned 06:40 PM