



Sudden Valley Community Association Architectural Control Committee

Date 03/06/2025

Time 9:00 AM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Jo Jean Kos, Linda Tessier, Dan Vink, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Joel Carter, Allen Helvajian
Observers:	Chad Schmitt (Item 4), Matt Lynch (Item 4), John Philbeck (Item 8), Bob DeGroff (Item 13), Lori Vanier (Observer)

Item – 1	Approval of 03/06/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 02/20/2025 ACC Meeting Minutes
Item – 3	14A Inlet Cir, G1, Ext Alt (Roof)
Item – 4	10 Inlet Cir G1 New Construction - <i>Resubmission</i>
Item – 5	88 Windward Dr, G1, Tree (Remove 2) <i>Resubmission</i>
Item – 6	50 Lake Louise Dr, G2, Ext Alt (Front Door & Window)
Item – 7	18 Nighthawk Cir, G2, Tree (Remove 3)
Item – 8	22 Marigold Drive, G2, Ext Alt (Lights) <i>Resubmission</i>
Item – 9	46 Harbor View Dr, G3, Tree (Remove 7)
Item – 10	13 Wintercress Wy, G5, New Construction
Item – 11	11 Oval Ct, G5, Const Chg (Siding)
Item – 12	10 Wisteria Ln, G5, Ext Alt (Deck)
Item – 13	307 Sudden Valley Dr, G9, Fence (Dog)
Item – 14	190 Sudden Valley Dr, G9, New Construction - <i>Resubmission</i>

Meeting Called to Order 09:00 AM

Item – 1	Approval of 03/06/2025 ACC Meeting Agenda	Video 00:00:23 – 00:00:35
Comments:		
Discussion:		
Action:	Approved	Dan V Unanimous

Item – 2	Consent Agenda – Approval of the 02/20/2025 ACC Meeting Minutes		Video 00:00:45 – 00:01:35
Comments:	Correct Items 3, 5, 7 as follows: Action: Denied with Comments (Jo Jean & Patric Approved & Dan and Daniel Denied) and Failed on a Tie Vote		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 3	14A Inlet Cir, G1, Ext Alt (Roof)		Video 00:41:43 – 00:42:19
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	10 Inlet Cir G1 New Construction - <i>Resubmission</i>		Video 00:19:25 – 00:41:18
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 5	88 Windward Dr, G1, Tree (Remove 2) <i>Resubmission</i>		Video 00:42:33 – 00:43:14
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 6	50 Lake Louise Dr, G2, Ext Alt (Front Door & Window)		Video 00:43:30 – 00:44:25
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 7	18 Nighthawk Cir, G2, Tree (Remove 3)		Video 00:44:40 – 00:45:43
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 8	22 Marigold Drive, G2, Ext Alt (Lights) <i>Resubmission</i>		Video 00:16:05 – 00:17:29
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	46 Harbor View Dr, G3, Tree (Remove 7)		Video 00:46:01 – 00:54:20
Comments:	Denied limbing of tree #1 Tree until it can be identified to be on SVCA or private property. Approved removal of trees #1 through #7 (working counterclockwise from the bottom of the drawing).		
Discussion:			
Action:	Denied with Comments (1 tree limbing) Approved with Comments (1 – 7 tree removals)	Motion: Patric	Unanimous

Item – 10	13 Wintercress Wy, G5, New Construction		Video 00:54:38 – 01:03:07
Comments:	1) The driveway is large and may impact property coverage percentage 2) There are concerns about the stairway design (4x4 posts vs lattice screen) 3) Use less variety of window sizes 4) Explain why the 16” fir tree needs to be removed		
Discussion:			
Action:	Approved <i>In Concept</i> with Comments THIS IS NOT AN APPROVAL OF THE PROJECT	Motion: Daniel	Unanimous

Item – 11	11 Oval Ct, G5, Const Chg (Siding)		Video 01:03:20 – 01:03:33
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	10 Wisteria Ln, G5, Ext Alt (Deck)		Video 00:14:14 – 00:15:38
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 13	307 Sudden Valley Dr, G9, Fence (Dog)		Video 00:01:49 – 00:13:30
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 14	190 Sudden Valley Dr, G9, New Construction - <i>Resubmission</i>		Video 01:03:45 – 01:31:13
Comments:	1) Provide an arborist report on the current condition, future expected condition during excavation, and for the years beyond for the 12” and 16” cedar trees at the south side of the proposed house (one tree is fully on the neighbors’ property and the other is partially on the neighbors’ property) 2) Obtain neighbors’ feedback on whether they would like to keep or remove these two trees.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous