



Sudden Valley Community Association Architectural Control Committee

Date 04/02/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Dan Vink, Jo Jean Kos, Patric Zwolenski
Excused Absence:	Terry Niblack
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Vitali Pikalov (Items 6, 7, & 8), Jake Evans & Norman DesRosiers (Items 10 & 11), David Shportko & Bogdan Shulga (Items 12 & 13), Oleh Kharko (Item 16), Kyle Peek (Items 17 & 18), Will Savchuk (Items 19 & 20), Linda Knudsen McAusland (Item 21), Kresimir (Krešo) Josić (Item 24), Ed Danch (Guest Observer)

Item – 1	Approval of 04/02/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 03/19/2026 ACC Meeting Minutes
Item – 4	46 North Point Dr, G1, Ext Alt (Temporary Tarp)
Item – 5	27 Longshore Lane, G1, Ext Alt (New Roof)
Item – 6	32 Longshore Ln, G1, New Const (Re-Start)
Item – 7	32 Longshore Ln, G1, Variance (Culvert Depth)
Item – 8	32 Longshore Ln, G1, Variance (Prop Coverage)
Item – 9	124 Windward Dr, G1, Tree (Remove 2)
Item – 10	108 Grand View Ln, G2, New Construction In-Concept
Item – 11	108 Grand View Ln, G2, Variance (Side Set-Back) In-Concept
Item – 12	7 Orchid Ct, G2, New Construction In-Concept
Item – 13	7 Orchid Ct, G2, Variance (Height) In-Concept
Item – 14	7 Orchid Ct, G2, Variance (Side Set-Back) In-Concept
Item – 15	7 Maple Ct, G3, Const Change (Paint)
Item – 16	22 Bigleaf Ln, G5, New Construction with Renderings Resubmission
Item – 17	21 Wisteria Ln, G5, Ext Alt (Hot Tub)
Item – 18	21 Wisteria Ln, G5, Ext Alt (Shade Structure)
Item – 19	8 Morning Glory Dr, G9, New Construction Resubmission
Item – 20	8 Morning Glory Dr, G9, Variance (Side Set-Back) Resubmission
Item – 21	29 Cold Spring Ln, G9, Ext Alt (Walkway)



Item – 22	2 Midnight Ct, G13, Tree (Remove 1)
Item – 23	10 Shooting Star Ct, G13, Const Change (Multiple Changes)
Item – 24	79 Polo Park Dr, G13, Tree (Remove 2) Resubmission
Item – 25	7 Summer Bell Ln, G13, Ext Alt (Painting)
Item – 26	Discussion of 8 & 10 Valley View Circle stormwater handling

**Meeting Called to Order 9:03 AM**

Item – 1	Approval of 03/05/2025 ACC Meeting Agenda	Video 00:00:45 – 00:01:20
Comments:	Add discussion of 8 & 10 Valley View Circle stormwater handling as Agenda Item #26	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 2	Property Owners Comments	Video 00:01:24 – 00:01:55
Comments:	N/A	
Discussion:		
Action:		Motion: N/A

Item – 3	Consent Agenda – Approval of the 03/19/2025 ACC Meeting Minutes	Video 00:02:01 – 00:02:10
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 4	46 North Point Dr, G1, Ext Alt (Temporary Tarp)	Video 02:01:28 – 02:01:37
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 5	27 Longshore Lane, G1, Ext Alt (New Roof)	Video 02:01:37 – 02:01:44
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 6	32 Longshore Ln, G1, New Const (Re-Start)	Video 00:36:15 – 00:52:43
Comments:	Use 6' – to – 10' Cedar trees in the replacement / re-forestation plantings.	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 7	32 Longshore Ln, G1, Variance (Culvert Depth)	Video 00:36:15 – 00:52:43
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous



Item – 8	32 Longshore Ln, G1, Variance (Prop Coverage)		Video 00:36:15 – 00:52:43
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 9	124 Windward Dr, G1, Tree (Remove 2)		Video 02:02:02 – 02:03:40
Comments:	Please provide a photo or an Arborist Report on tree #1. Trees #2 and #3 are approved for removal.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 10	108 Grand View Ln, G2, New Construction <i>In-Concept</i>		Video 00:53:05 – 01:06:15
Comments:	There are too many variances (e.g., exceeding 35% Property Coverage, exceeding the maximum driveway		
Discussion:	width, and not meeting the side set-back requirement)		
Action:	Denied	Motion: Daniel	Unanimous

Item – 11	108 Grand View Ln, G2, Variance (Side Set-Back) <i>In-Concept</i>		Video 00:53:05 – 01:06:15
Comments:			
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 12	7 Orchid Ct, G2, New Construction <i>In-Concept</i>		Video 01:06:33 – 01:23:30
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	7 Orchid Ct, G2, Variance (Height) <i>In-Concept</i>		Video 01:06:33 – 01:25:00
Comments:	Lower the roof height to 25' or less (using definition #2). Provide a letter attesting that the roof will be		
Discussion:	lower than the neighbor's house on the right (looking at the house from the street).		
Action:	Denied	Motion: Daniel	Unanimous

Item – 14	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept</i>		Video 01:06:33 – 01:30:30
Comments:			
Discussion:			
Action:	Denied	Motion: Jo Jean	Majority (Patric opposed)



Item – 15	7 Maple Ct, G3, Const Change (Paint)		Video 02:04:00 – 02:05:15
Comments:	Alabaster color paint approved for exterior walls only not the trim. The whole house cannot be painted		
Discussion:	in the Alabaster color.		
Action:	Approved	Motion: Dan	Unanimous

Item – 16	22 Bigleaf Ln, G5, New Construction with Renderings Resubmission		Video 01:30:45 – 01:37:12
Comments:	Change existing light fixture selection to downward casting fixtures rather than floodlight. Storm Water		
Discussion:	conveyance pipe must be buried.		
Action:	Approved	Motion: Dan	Unanimous

Item – 17	21 Wisteria Ln, G5, Ext Alt (Hot Tub)		Video 00:03:58 – 00:33:10
Comments:	Approved with the installation of a 6' tall privacy screen running the width of the hot tub.		
Discussion:			
Action:	Approved	Motion: Dan	Majority (Daniel recuses)

Item – 18	21 Wisteria Ln, G5, Ext Alt (Shade Structure)		Video 00:03:58 – 00:33:10
Comments:	Remove the clear plexiglass panels entirely or replace them with corrugated metal. Paint all panels so		
Discussion:	they match the roof color.		
Action:	Approved	Motion: Dan	Majority (Daniel recuses)

Item – 19	8 Morning Glory Dr, G9, New Construction Resubmission		Video 01:37:37 – 02:00:15
Comments:	Redesign driveway to save 41" diameter Cedar nearest roadway. Consult an Arborist and Jerry Gangle to		
Discussion:	determine least amount of incursion into critical root zone. Submit Construction Change if unable to comply.		
Action:	Approved	Motion: Dan	Unanimous

Item – 20	8 Morning Glory Dr, G9, Variance (Side Set-Back) Resubmission		Video 01:37:37 – 02:00:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	29 Cold Spring Ln, G9, Ext Alt (Walkway)		Video 00:35:05 – 00:35:22
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous



Item – 22	2 Midnight Ct, G13, Tree (Remove 1)		Video 02:06:53 – 02:07:52
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 23	10 Shooting Star Ct, G13, Const Change (Multiple Changes)		Video 02:08:02 – 02:09:02
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 24	79 Polo Park Dr, G13, Tree (Remove 2) <i>Resubmission</i>		Video 00:02:33 – 00:03:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 25	7 Summer Bell Ln, G13, Ext Alt (Painting)		Video 02:09:19 – 02:10:02
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 26	Discussion of 8 & 10 Valley View Circle stormwater handling		Video 02:10:11 – 02:21:32
Comments:			
Discussion:			
Action:		Motion:	

Meeting Adjourned at 11:27 AM