



Sudden Valley Community Association Architectural Control Committee

Date 04/03/2025

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, Dan Vink, Linda Tessier
Excused Absence:	Patric Zwolenski
Attendees:	Allen Helvajian
Observers:	Adam Carp (Item 3), Jeannette Watson (Item 5), Joel Ferreiro (Item 7), Ed Danch (Item 9), Elliot Starks (Item 10), Dmitriy Paliyev (Item 11), Chad Schmitt (Item 17), John Gordon (Item 19)

Item – 1	Approval of 04/03/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 03/20/2025 ACC Meeting Minutes
Item – 3	4 Longshore Ln, G1, Ext Alt (Driveway)
Item – 4	7 Sanwick Point Ct, G1, Ext Alt (Stairs and Deck)
Item – 5	4 Marigold Dr #06, G2, Ext Alt (Plant 12 Trees)
Item – 6	19 Inglewood Pl, G3, Const Change (Pro Tank & Ret Wall)
Item – 7	21 Inglewood Pl, G3, Ext Alt (Retaining Wall)
Item – 8	40 Harbor View Dr, G3, Tree (Remove 1)
Item – 9	22 Hillside Pl, G3, New Construction Resubmission
Item – 10	13 Topper Dr, G3, Ext Alt (Roof)
Item – 11	3 Cayuse Ct, G5, Const Change (Exterior Light)
Item – 12	3 Cayuse Ct, G5, Const Change (Stairs)
Item – 13	3 Cayuse Ct, G5, Const Change (Siding)
Item – 14	3 Cayuse Ct, G5, Const Change (Front Door)
Item – 15	3 Cayuse Ct, G5, Const Change (Garage Door)
Item – 16	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall) Resubmission
Item – 17	208 Polo Park Dr, G9, Const Change (Parking) Resubmission
Item – 18	54A Honeycomb Ln, G9, Ext Alt (Garage & Breezeway)
Item – 19	190 Sudden Valley Dr, G9, New Construction Resubmission
Item – 20	10 Shooting Star Ct, G13, New Construction Resubmission <i>Withdrawn 03/31/2025</i>
Item – 21	21 Plum Ln, G13, Tree (Remove 1)
Item – 22 ADD	72 Windward Dr, G1, New Construction (Design Policies) <i>Added at Meeting</i>

Meeting Called to Order 09:34 AM

Item – 1	Approval of 04/03/2025 ACC Meeting Agenda	Video 00:00:04 – 00:01:32	
Comments:	Add Item #22 – 72 Windward Dr New Construction (Design Policies)		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

Item – 2	Consent Agenda – Approval of the 03/20/2025 ACC Meeting Minutes	Video 00:01:38 – 00:01:47	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 3	4 Longshore Ln, G1, Ext Alt (Driveway)	Video 00:12:00 – 00:16:19	
Comments:	Resubmit the request and provide open space calculations		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

Item – 4	7 Sanwick Point Ct, G1, Ext Alt (Stairs and Deck)	Video 01:16:43 – 01:24:05	
Comments:	1) Resubmit with a site plan in the package and note the location of the right-of-way (ROW) on the site plan, 2) Provide stair details onsite that match the description on the request		
Discussion:			
Action:	Denied with Comments	Motion: John	Majority (Jo Jean opposed)

Item – 5	4 Marigold Dr #06, G2, Ext Alt (Plant 12 Trees)	Video 00:29:55 – 00:31:17	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 6	19 Inglewood Pl, G3, Const Change (Pro Tank & Ret Wall)	Video 00:42:15 – 00:44:57	
Comments:	Resubmit the request for both items. 1) Provide more details about the retaining wall (i.e., dimensions, placement on the site plan, materials, etc.). 2) The propane tank relocation will most likely be approved at the time of the resubmission.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 7	21 Inglewood Pl, G3, Ext Alt (Retaining Wall)		Video 00:31:31 – 00:43:23
Comments:	Resubmit and provide more details about the retaining wall (i.e., dimensions, placement on the site plan, materials, etc.)		
Discussion:			
Action:	Denied with Comments	Motion: Dan	Unanimous

Item – 8	40 Harbor View Dr, G3, Tree (Remove 1)		Video 01:24:29 – 01:26:50
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 9	22 Hillside Pl, G3, New Construction <i>Resubmission</i>		Video 00:16:57 – 00:29:32
Comments:	Provide a new Landscape Plan showing the 5' to 8' trees and erasing the tree that is not to be removed. Implement a raked surface on the driveway.		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 10	13 Topper Dr, G3, Ext Alt (Roof)		Video 00:45:28 – 00:45:50
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 11	3 Cayuse Ct, G5, Const Change (Exterior Light)		Video 00:46:35 – 00:49:12
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 12	3 Cayuse Ct, G5, Const Change (Stairs)		Video 00:46:35 – 00:49:12
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 13	3 Cayuse Ct, G5, Const Change (Siding)		Video 00:46:35 – 00:49:12
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 14	3 Cayuse Ct, G5, Const Change (Front Door)		Video 00:46:35 – 00:49:12
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 15	3 Cayuse Ct, G5, Const Change (Garage Door)		Video 00:46:35 – 00:49:12
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 16	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall) <i>Resubmission</i>		Video 01:27:01 – 01:28:22
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 17	208 Polo Park Dr, G9, Const Change (Parking) <i>Resubmission</i>		Video 00:02:06 – 00:11:05
Comments:	Restore site to landscape area which would prohibit parking		
Discussion:			
Action:	Denied with Comments	Motion: Dan	Unanimous

Item – 18	54A Honeycomb Ln, G9, Ext Alt (Garage & Breezeway)		Video 01:28:54 – 01:30:50
Comments:	Provide a lighting plan via Construction Change request if lights are needed for the garage or breezeway		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 19	190 Sudden Valley Dr, G9, New Construction <i>Resubmission</i>		Video 00:49:49 – 01:04:30
Comments:	Per previous request, provide an arborist report for the 12” and 16” cedar trees		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 20	10 Shooting Star Ct, G13, New Construction <i>Resubmission</i> – Withdrawn 3/31/2025		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A



Item – 21	21 Plum Ln, G13, Tree (Remove 1)	Video 01:31:18 – 01:35:15
Comments:	Approval is for the tree removal only. Submit parking pad request as a separate submission	
Discussion:		
Action:	Approved with Comments	Motion: Dan Unanimous

Item – 22	72 Windward Dr, G1, New Construction (Design Policies) <i>Added at Meeting</i>	Video 01:05:04 – 01:15:55
Comments:		
Discussion:	Revisited ACC New Construction Design Policies	
Action:	N/A	Motion: N/A N/A

Meeting Adjourned 11:09 AM