



Sudden Valley Community Association Architectural Control Committee

Date 04/16/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Dan Vink
Committee Attendees:	Terry Niblack, Jo Jean Kos
Excused Absence:	Daniel Rodriguez, Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Brian White (Item 5), David Shportko, Bogdan & Viktoria Shulga (Items 9, 10 & 11), Ted Clifton & Norman DesRosiers (Items 17 & 18), Matt Griscom, Ben Tweed, & Kimberly Forias

Item – 1	Approval of 04/16/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 04/02/2026 ACC Meeting Minutes
Item – 4	42 North Point Dr, G1, Ext Alt (Lighting)
Item – 5	20 Longshore Ln, G1, Ext Alt (Paint)
Item – 6	14 Birdie Ln, G1, Ext Alt (Deck, Railing, Privacy Screen)
Item – 7	9 Grand View Ln, G2, Ext Alt (Hot Tub)
Item – 8	9 Grand View Ln, G2, Fence (Pet)
Item – 9	7 Orchid Ct, G2, New Construction <i>In-Concept Resubmission</i>
Item – 10	7 Orchid Ct, G2, Variance (Height) <i>In-Concept Resubmission</i>
Item – 11	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept Resubmission</i>
Item – 12	4 Valley Crest Way, G3, Tree (Remove 9)
Item – 13	1 Plum Ln, G3, Ext Alt (Paint)
Item – 14	4 Tumbling Water Dr, G5, Fence (Garden)
Item – 15	1 Cayuse Ct, G5, Ext Alt (Paint)
Item – 16	9 Highwood Cir, G13, Ext Alt (Generator)
Item – 17	52 High Cliff Ln, G13, New Construction <i>In-Concept</i>
Item – 18	52 High Cliff Ln, G13, Variance (Side Set-Back) <i>In-Concept</i>
Item – 19	1 Sunnyside Ln, G13, Ext Alt (French Drain & Down Spout)
Item – 20	1 Sunnyside Ln, G13, Ext Alt (Replacement Deck & Patio)
Item – 21	1 Sunnyside Ln, G13, Ext Alt (Roof line & Gutter line)
Item – 22	1 Sunnyside Ln, G13, Ext Alt (Siding)

**Meeting Called to Order 5:00 PM**

Item – 1	Approval of 04/16/2026 ACC Meeting Agenda		Video 00:00:15 – 00:00:29
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 2	Property Owner Comments		Video 00:00:33 – 00:08:55
Comments:	Ben Tweed, 4 Lake Louise Dr & Kimberly Forias, 7 Marigold Dr, spoke about the storm water pipe serving		
Discussion:	8 & 10 Valley View Circle		
Action:		Motion:	

Item – 3	Consent Agenda – Approval of the 04/02/2026 ACC Meeting Minutes		Video 00:09:12 – 00:09:28
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	42 North Point Dr, G1, Ext Alt (Lighting)		Video 00:46:32 – 00:55:49
Comments:	Please resubmit your request with the exact deployment of the lights on your home. Please include		
Discussion:	photographs of the home.		
Action:	Denied	Motion: Dan	Unanimous

Item – 5	20 Longshore Ln, G1, Ext Alt (Paint)		Video 00:09:37 – 00:10:32
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 6	14 Birdie Ln, G1, Ext Alt (Deck, Railing, Privacy Screen)		Video 00:22.45 – 00:29:58
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	9 Grand View Ln, G2, Ext Alt (Hot Tub)		Video 00:55:59 – 00:56:49
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 8	9 Grand View Ln, G2, Fence (Pet)		Video 00:55:59 – 00:56:49
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	7 Orchid Ct, G2, New Construction <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:	Replace the Boxwood trees in the landscape plan with other native trees.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	7 Orchid Ct, G2, Variance (Height) <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	4 Valley Crest Way, G3, Tree (Remove 9)		Video 00:56:53 – 00:57:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	1 Plum Ln, G3, Ext Alt (Paint)		Video 00:57:50 – 00:58:02
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	4 Tumbling Water Dr, G5, Fence (Garden)		Video 00:58:10 – 01:00:38
Comments:	Denied because it is in the front yard and the fence is too tall. Not in compliance with ACC Policies.		
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous



Item – 15	1 Cayuse Ct, G5, Ext Alt (Paint)		Video 01:00:46 – 01:01:25
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 16	9 Highwood Cir, G13, Ext Alt (Generator)		Video 00:11:01 – 00:15:38
Comments:	In consideration of your neighbors, please consider noise cancellation or noise mitigation measures.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 17	52 High Cliff Ln, G13, New Construction <i>In-Concept</i>		Video 00:30:11 – 00:45:45
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 18	52 High Cliff Ln, G13, Variance (Side Set-Back) <i>In-Concept</i>		Video 00:30:11 – 00:45:45
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 19	1 Sunnyside Ln, G13, Ext Alt (French Drain & Down Spout)		Video 01:01:34 – 01:03:57
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 20	1 Sunnyside Ln, G13, Ext Alt (Replacement Deck & Patio)		Video 01:04:07 – 01:05:45
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	1 Sunnyside Ln, G13, Ext Alt (Roof line & Gutter line)		Video 01:05:50 – 01:07:04
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 22	1 Sunnyside Ln, G13, Ext Alt (Siding)		Video 01:07:19 – 01:08:02
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 6:11 PM