



# Sudden Valley Community Association Architectural Control Committee

## Minutes

Date 05/02/2024

Time 9:00 AM

Location Zoom

|                             |                                                                                                                                                                                                                                                                                                      |
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| <b>Type of meeting:</b>     | Request and Plan Review                                                                                                                                                                                                                                                                              |
| <b>Facilitator:</b>         | Daniel Rodriguez, Chair                                                                                                                                                                                                                                                                              |
| <b>Committee Attendees:</b> | Allen Helvajian, Jo Jean Kos, Dan Vink, Patric Zwolenski                                                                                                                                                                                                                                             |
| <b>Excused Absence:</b>     | Wayne Lee                                                                                                                                                                                                                                                                                            |
| <b>Attendees:</b>           | Diane Bruneau, Joel Carter, John Gingrich                                                                                                                                                                                                                                                            |
| <b>Observers:</b>           | Chad Schmitt (Item 3), Carol & Jim Browder (Items 4 & 5), Celeste Seimears (Item 6), Sunny Palmtag (Item 8), Preston Knutson (Items 11, 12, & 22), Val Valgardson (Item 13), Dmitriy Paliyev (Item 14), Ben Gekelman (Item 16), Will Savchuk (Item 20), Janis Tucker (Item 20), Luke Tabor (Item 23) |

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| Item – 1  | Approval of 05/02/2024 ACC Meeting Agenda                       |
| Item – 2  | Consent Agenda – Approval of the 04/18/2024 ACC Meeting Minutes |
| Item – 3  | 30 Jubilee, G1, Construction Change (Landscaping & Parking)     |
| Item – 4  | 11 Sanwick Point Ct, G1, New Construction (Garage)              |
| Item – 5  | 11 Sanwick Point Ct G1 Variance (Setbacks) 33-010               |
| Item – 6  | 15 Marigold Dr, G2, Ext Alt (Paint)                             |
| Item – 7  | 69 Marigold Dr, G2, Ext Alt (Stairs & Deck)                     |
| Item – 8  | 1 Morning Beach Dr #30, G2, Tree Removal (1 Tree)               |
| Item – 9  | 1 Ridge Crest Way, G3, Ext Alt (Landscaping)                    |
| Item – 10 | 1 Ridge Crest Way, G3, Fence (Privacy)                          |
| Item – 11 | 19 Inglewood Pl, G3, New Construction                           |
| Item – 12 | 19 Inglewood Pl, G3, Variance (Property Coverage) 04-037        |
| Item – 13 | 24 Cascade Ln, G3, New Construction                             |
| Item – 14 | 12 Green Hill Rd, G3, Variance (Driveway Slope & Stairs)        |
| Item – 15 | 20 Green Hill Rd, G3, Ext Alt (Retaining Wall)                  |
| Item – 16 | 7 Deer Run Ln, G3, New Construction                             |
| Item – 17 | 23 Spring Rd, G3, Construction Change (Retaining Wall)          |
| Item – 18 | 8 Loganberry Ln, G5, Ext Alt (Driveway)                         |
| Item – 19 | 10 Loganberry Ln, G5, Fence                                     |



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| <b>Item – 20</b>     | 325 Sudden Valley Dr, G9, New Construction                                                     |
| <b>Item – 21</b>     | 14 Baywood Ct, G9, Variance (Fence)                                                            |
| <b>Item – 22</b>     | 15 Gray Birch Ln, G13, New Construction                                                        |
| <b>Item – 23</b>     | 6 Yearling Pl, G13, Ext Alt (Trailer Privacy Screening)                                        |
| <b>Item – 24</b>     | 36 Jasper Ridge Ln, G13, Tree Removal (1 Tree)                                                 |
| <b>Item – 25</b>     | 28 Granite Cir, G13, Ext Alt (Stairs)                                                          |
| <b>Item – 26</b>     | 4 Summer Bell Ln, G13, Tree Removal (3 Trees)                                                  |
| <b>Item – 27</b>     | 5 Doe Ct, G13, Ext Alt (Retaining Wall/Driveway)                                               |
| <b>Item – 28</b>     | 1 Dawn Break Ct, G13, Variance (Fence)                                                         |
| <b>Item – 29 ADD</b> | 106 Harbor View Dr, G3, Construction Change (Paint & Retaining Wall) <i>(added at meeting)</i> |
| <b>Item – 30 ADD</b> | Nominate John Gingrich to the Architectural Control Committee <i>(added at meeting)</i>        |

**Meeting Called to Order 9:04 AM**

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| <b>Item – 1</b> | Approval of 05/02/2024 ACC Meeting Agenda                                                                                                                         | Video 00:00:20 – 00:01:40    |
| Comments:       | Amend agenda: 1) Include 106 Harbor View Dr submission as Item 29 due to new house closing 5/8/2024 and 2) Include nomination of John Gingrich to ACC as Item 30. |                              |
| Discussion:     |                                                                                                                                                                   |                              |
| Action:         | Approved with Comments                                                                                                                                            | Motion: Jo Jean<br>Unanimous |

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| <b>Item – 2</b> | Consent Agenda – Approval of the 04/18/2024 ACC Meeting Minutes | Video 00:01:45 – 00:02:02    |
| Comments:       |                                                                 |                              |
| Discussion:     |                                                                 |                              |
| Action:         | Approved                                                        | Motion: Jo Jean<br>Unanimous |

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| <b>Item – 3</b> | 30 Jubilee, G1, Construction Change (Landscaping & Parking) | Video 00:23:59 – 00:28:18    |
| Comments:       | Revocable Encroachment Permit from SVCA required.           |                              |
| Discussion:     |                                                             |                              |
| Action:         | Approved with Comments                                      | Motion: Jo Jean<br>Unanimous |

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| <b>Item – 4</b> | 11 Sanwick Point Ct, G1, New Construction (Garage) | Video 00:28:55 – 00:37:45  |
| Comments:       |                                                    |                            |
| Discussion:     |                                                    |                            |
| Action:         | Approved                                           | Motion: Dan V<br>Unanimous |



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| <b>Item – 5</b> | 11 Sanwick Point Ct G1 Variance (Setbacks) 33-010 |               | Video 00:28:55 – 00:37:45 |
| Comments:       |                                                   |               |                           |
| Discussion:     |                                                   |               |                           |
| Action:         | Approved                                          | Motion: Dan V | Unanimous                 |

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| <b>Item – 6</b> | 15 Marigold Dr, G2, Ext Alt (Paint) |                 | Video 00:08:52 – 00:09:36 |
| Comments:       |                                     |                 |                           |
| Discussion:     |                                     |                 |                           |
| Action:         | Approved                            | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 7</b> | 69 Marigold Dr, G2, Ext Alt (Stairs & Deck) |               | Video 02:24:36 – 02:25:20 |
| Comments:       |                                             |               |                           |
| Discussion:     |                                             |               |                           |
| Action:         | Approved                                    | Motion: Dan V | Unanimous                 |

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| <b>Item – 8</b> | 1 Morning Beach Dr #30, G2, Tree Removal (1 Tree)                                                                                                       |               | Video 00:09:36 – 00:16:34 |
| Comments:       | 1) Need email from Condominium President on behalf of full Board approving removal of tree 2) Need arborist report showing tree status requires removal |               |                           |
| Discussion:     |                                                                                                                                                         |               |                           |
| Action:         | Denied with Comments                                                                                                                                    | Motion: Dan V | Unanimous                 |

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| <b>Item – 9</b> | 1 Ridge Crest Way, G3, Ext Alt (Landscaping) |               | Video 02:25:27 – 02:26:54 |
| Comments:       |                                              |               |                           |
| Discussion:     |                                              |               |                           |
| Action:         | Approved                                     | Motion: Allen | Unanimous                 |

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| <b>Item – 10</b> | 1 Ridge Crest Way, G3, Fence (Privacy) |               | Video 02:27:09 – 02:28:16 |
| Comments:        |                                        |               |                           |
| Discussion:      |                                        |               |                           |
| Action:          | Approved                               | Motion: Allen | Unanimous                 |

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| <b>Item – 11</b> | 19 Inglewood Pl, G3, New Construction                                                                                               |                 | Video 01:03:05 – 01:39:18 |
| Comments:        | 1) Submit revised plans to SVCA Admin for confirmation of meeting 35% property coverage rule.<br>2) Open space to remain under 50%. |                 |                           |
| Discussion:      |                                                                                                                                     |                 |                           |
| Action:          | Approved with Comments                                                                                                              | Motion: Jo Jean | Unanimous                 |



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| <b>Item – 12</b> | 19 Inglewood Pl, G3, Variance (Property Coverage) 04-037 |                  | Video 01:30:20 – 01:39:47 |
| Comments:        |                                                          |                  |                           |
| Discussion:      |                                                          |                  |                           |
| Action:          | Denied                                                   | Motion: Daniel R | Unanimous                 |

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| <b>Item – 13</b> | 24 Cascade Ln, G3, New Construction |               | Video 02:32:25 – 02:38:10 |
| Comments:        |                                     |               |                           |
| Discussion:      |                                     |               |                           |
| Action:          | Approved                            | Motion: Allen | Unanimous                 |

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| <b>Item – 14</b> | 12 Green Hill Rd, G3, Variance (Driveway Slope & Stairs) |               | Video 00:17:46 – 00:23:35 |
| Comments:        |                                                          |               |                           |
| Discussion:      |                                                          |               |                           |
| Action:          | Approved                                                 | Motion: Dan V | Unanimous                 |

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| <b>Item – 15</b> | 20 Green Hill Rd, G3, Ext Alt (Retaining Wall) |                 | Video 02:28:23 – 02:29:29 |
| Comments:        |                                                |                 |                           |
| Discussion:      |                                                |                 |                           |
| Action:          | Approved                                       | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 16</b> | 7 Deer Run Ln, G3, New Construction |               | Video 02:20:26 – 02:24:24 |
| Comments:        |                                     |               |                           |
| Discussion:      |                                     |               |                           |
| Action:          | Approved                            | Motion: Dan V | Unanimous                 |

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| <b>Item – 17</b> | 23 Spring Rd, G3, Construction Change (Retaining Wall) |               | Video 02:29:37 – 02:29:55 |
| Comments:        |                                                        |               |                           |
| Discussion:      |                                                        |               |                           |
| Action:          | Approved                                               | Motion: Allen | Unanimous                 |

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| <b>Item – 18</b> | 8 Loganberry Ln, G5, Ext Alt (Add Carport Concrete) |               | Video 02:30:01 – 02:30:56 |
| Comments:        |                                                     |               |                           |
| Discussion:      |                                                     |               |                           |
| Action:          | Approved (Daniel Abstained)                         | Motion: Allen | Majority                  |



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| Item – 19   | 10 Loganberry Ln, G5, Fence (Dog Enclosure) |                 | Video 02:30:58 – 02:32:16<br>and 02:50:21 – 02:52:26 |
| Comments:   | Fence must have green or black mesh.        |                 |                                                      |
| Discussion: |                                             |                 |                                                      |
| Action:     | Approved with Comments                      | Motion: Jo Jean | Unanimous                                            |

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| Item – 20   | 325 Sudden Valley Dr, G9, New Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               | Video 01:50:19 – 02:19:19 |
| Comments:   | Approved with these changes: 1) Propane tank eliminated (builder chose to install electric instead)<br>2) The two (2) cedar trees near the front right corner of the lot shall remain on the property. Builder is responsible for all damage to these two trees. 3) An arborist is required to be on site to provide guidance for the connection of the house to the Comcast box to avoid damage to the two large cedar trees. Architectural Control Inspector to receive name of arborist and date of visit. |               |                           |
| Discussion: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                           |
| Action:     | Approved with Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Motion: Allen | Unanimous                 |

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| Item – 21   | 14 Baywood Ct, G9, Variance (Fence) |                 | Video 02:38:33 – 02:39:10 |
| Comments:   |                                     |                 |                           |
| Discussion: |                                     |                 |                           |
| Action:     | Approved                            | Motion: Jo Jean | Unanimous                 |

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| Item – 22   | 15 Gray Birch Ln, G13, New Construction |                | Video 01:46:26 – 01:50:09 |
| Comments:   |                                         |                |                           |
| Discussion: |                                         |                |                           |
| Action:     | Approved                                | Motion: Patric | Unanimous                 |

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| Item – 23   | 6 Yearling Pl, G13, Ext Alt (Trailer Privacy Screening)                                      |               | Video 00:37:57 – 01:02:52 |
| Comments:   | Refer general issue of trailer storage to the Board of Directors for guidance on this issue. |               |                           |
| Discussion: |                                                                                              |               |                           |
| Action:     | Denied with Comments                                                                         | Motion: Dan V | Unanimous                 |

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| Item – 24   | 36 Jasper Ridge Ln, G13, Tree Removal (1 Tree) |               | Video 02:39:19 – 02:40:08 |
| Comments:   |                                                |               |                           |
| Discussion: |                                                |               |                           |
| Action:     | Approved                                       | Motion: Dan V | Unanimous                 |

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| Item – 25   | 28 Granite Cir, G13, Ext Alt (Stairs) |               | Video 02:40:14 – 02:41:42 |
| Comments:   |                                       |               |                           |
| Discussion: |                                       |               |                           |
| Action:     | Approved                              | Motion: Dan V | Unanimous                 |



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| <b>Item – 26</b> | 4 Summer Bell Ln, G13, Tree Removal (3 Trees) |               | Video 02:41:46 – 02:42:16 |
| Comments:        |                                               |               |                           |
| Discussion:      |                                               |               |                           |
| Action:          | Approved                                      | Motion: Allen | Unanimous                 |

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| <b>Item – 27</b> | 5 Doe Ct, G13, Ext Alt (Retaining Wall/Driveway) |                 | Video 02:42:26 – 02:42:52 |
| Comments:        |                                                  |                 |                           |
| Discussion:      |                                                  |                 |                           |
| Action:          | Approved                                         | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 28</b> | 1 Dawn Break Ct, G13, Variance (Fence)                                                                                                                                                 |               | Video 02:43:10 – 02:49:36 |
| Comments:        | Large fence with existing chain link. Explore other options such as painting galvanized fence (reference special instructions before attempting). Fence must have green or black mesh. |               |                           |
| Discussion:      |                                                                                                                                                                                        |               |                           |
| Action:          | Denied with Comments (Jo Jean & Patric opposed)                                                                                                                                        | Motion: Dan V | Majority                  |

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| <b>Item – 29 ADD</b> | 106 Harbor View Dr, G3, Construction Change (Paint & Retaining Wall)<br>(added at meeting) |                 | Video 02:49:36 – 02:40:16 |
| Comments:            |                                                                                            |                 |                           |
| Discussion:          |                                                                                            |                 |                           |
| Action:              | Approved                                                                                   | Motion: Jo Jean | Unanimous                 |

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| <b>Item – 30 ADD</b> | Nominate John Gingrich to the Architectural Control Committee (added at meeting)                                                            |                  | Video 00:02:10 – 00:07:10 |
| Comments:            | Committee approved nomination of John Gingrich to Architectural Control Committee to be presented to Board of Directors for final approval. |                  |                           |
| Discussion:          |                                                                                                                                             |                  |                           |
| Action:              | Approved with Comments                                                                                                                      | Motion: Daniel R | Unanimous                 |

**Meeting Adjourned 11:57 AM**