



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 05/16/2024

Time 6:00 PM

Location The Dance Barn

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Jo Jean Kos, Wayne Lee, Dan Vink, Patric Zwolenski
Excused Absence:	John Gingrich, Allen Helvajian
Attendees:	Diane Bruneau, Joel Carter
Observers:	John & Deborah Quigg (Item 3 via Zoom), Jerry & Janet Pate (Item 6), Joseph Gekelman (Item 8), Vitaliy Pikalov (Items 9, 10, 11, 14, 22), Michael & Robin Dagostino (Item 12 via Zoom), Elisey Yarovoy (Item 13), J Young (Items 15 & 16), Tanya Zboya & Rodrick McDiarmid (Item 24)

Item – 1	Approval of 05/16/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 05/02/2024 ACC Meeting Minutes
Item – 3	36 North Point Dr, G1, Fence (Privacy)
Item – 4	7 Tee Pl, G1, Ext Alt (Landscaping)
Item – 5	19 Grand View Ln, G2, Tree (Remove 1)
Item – 6	98 Grand View Ln, G2, Ext Alt (Paint & Roof)
Item – 7	1 Whispering Cedars Ct, G2, Tree (Remove 1)
Item – 8	3 Acorn Pl, G3, New Construction
Item – 9	18 Sudden Valley Dr, G3, Construction Change (Hot Tub)
Item – 10	18 Sudden Valley Dr, G3, Construction Change (Lights)
Item – 11	18 Sudden Valley Dr, G3, Construction Change (Retaining Walls)
Item – 12	18 Hillside Pl, G3, Variance (Detached Garage)
Item – 13	32 Bramble Way, G5, Extension & Re-Approval
Item – 14	287 Sudden Valley Dr, G9, Construction Change (Paint,Siding,Stairs,Railing)
Item – 15	103 Sudden Valley Dr, G13, Construction Change (Paint & Roof)
Item – 16	105 Sudden Valley Dr, G13, Construction Change (Paint & Roof)
Item – 17	171 Sudden Valley Dr, G13, Tree (Remove 1)
Item – 18	4 Summer Bell Ln, G13, Ext Alt (Deck)
Item – 19	16 Plum Ln, G13, Ext Alt (Garage Door Paint)
Item – 20	16 Plum Ln, G13, Ext Alt (Porch Paint) (Continued . . .)



Item – 21	16 Plum Ln, G13, Fence (Privacy & Dog)
Item – 22	3 Autumn Vista Pl, G13, Construction Change (Hot Tub & All Exterior Features)
Item – 23	3 Catkin Ct, G28, Tree (Remove 1)
Item – 24 ADD	18 Western Ln, G13, Construction Change (Paint, Siding, Roof, Balcony) <i>(added at meeting)</i>
Item – 25 ADD	17 Rocky Ridge Dr, G3, Construction Change (Paint, Siding) <i>(added at meeting)</i>

Meeting Called to Order 06:12 PM

Item – 1	Approval of 05/16/2024 ACC Meeting Agenda	Video 00:00:30 – 00:01:33
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 2	Consent Agenda – Approval of the 05/02/2024 ACC Meeting Minutes	Video 00:01:36 – 00:03:30
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 3	36 North Point Dr, G1, Fence (Privacy)	Video 00:03:36 – 00:04:20
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 4	7 Tee Pl, G1, Ext Alt (Landscaping)	Video 00:56:38 – 00:57:23
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 5	19 Grand View Ln, G2, Tree (Remove 1)	Video 00:57:26 – 00:59:30
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 6	98 Grand View Ln, G2, Ext Alt (Paint & Roof)	Video 00:48:55 – 00:51:14
Comments:	White trim allowed.	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Jo Jean Majority



Item – 7	1 Whispering Cedars Ct, G2, Tree (Remove 1)	Video 00:59:34 – 01:00:13
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 8	3 Acorn Pl, G3, New Construction	Video 00:29:45 – 00:41:37
Comments:	1) Must replant 20 cedar trees, 2) Must groove the driveway due to slope	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Daniel Majority

Item – 9	18 Sudden Valley Dr, G3, Construction Change (Hot Tub)	Video 00:42:02 – 00:48:39 (Vote 00:46:09 – 00:46:59)
Comments:		
Discussion:		
Action:	Approved (Wayne not present)	Motion: Jo Jean Majority

Item – 10	18 Sudden Valley Dr, G3, Construction Change (Lights)	Video 00:42:02 – 00:48:39 (Vote 00:47:00 – 00:47:57)
Comments:		
Discussion:		
Action:	Approved (Wayne not present)	Motion: Jo Jean Majority

Item – 11	18 Sudden Valley Dr, G3, Construction Change (Retaining Walls as Built)	Video 00:42:02 – 00:48:39 (Vote 00:48:01 – 00:48:39)
Comments:	Pending SVCA approval.	
Discussion:		
Action:	Approved with Comments (Wayne not present)	Motion: Patric Majority

Item – 12	18 Hillside Pl, G3, Variance (Detached Garage)	Video 00:06:53 – 00:20:24
Comments:	ACC will consider a variance for a detached garage. Resubmit with more information 1) Elevation, 2) Stake garage corners, 3) Stake driveway	
Discussion:		
Action:	Denied with Comments	Motion: Wayne Unanimous

Item – 13	32 Bramble Way, G5, Extension & Re-Approval	Video 00:04:42 – 00:06:25
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous



Item – 14	287 Sudden Valley Dr, G9, Construction Change (Paint,Siding,Stairs,Railing)		Video 00:51:35 – 00:53:00
Comments:			
Discussion:			
Action:	Approved (Wayne not present)	Motion: Dan V	Majority

Item – 15	103 Sudden Valley Dr, G13, Construction Change (Paint & Roof)		Video 00:21:01 – 00:22:08
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 16	105 Sudden Valley Dr, G13, Construction Change (Paint & Roof)		Video 00:22:30 – 00:22:42
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 17	171 Sudden Valley Dr, G13, Tree (Remove 1)		Video 01:00:18 – 01:03:20
Comments:	Must submit photo evidence that tree is dead or arborist report.		
Discussion:			
Action:	Approved with Comments (Wayne not present)	Motion: Dan V	Majority

Item – 18	4 Summer Bell Ln, G13, Ext Alt (Deck)		Video 01:03:25 – 01:13:56
Comments:	Resubmit request and include setbacks and calculation proving the deck addition will not violate the 50% open space rule.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel R	Unanimous

Item – 19	16 Plum Ln, G13, Ext Alt (Garage Door Paint)		Video 01:14:00 – 01:14:20
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 20	16 Plum Ln, G13, Ext Alt (Porch Paint)		Video 01:14:30 – 01:14:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous



Item – 21	16 Plum Ln, G13, Fence (Privacy & Dog)		Video 01:14:54 – 01:15:38
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 22	3 Autumn Vista Pl, G13, Construction Change (Hot Tub & All Exterior Features)		Video 00:53:17 – 00:56:12
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 23	3 Catkin Ct, G28, Tree (Remove 1)		Video 01:15:42 – 01:19:28
Comments:	Submit arborist report to show the tree will cause future damage.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 24	18 Western Ln, G13, Construction Change (Paint, Siding, Roof, Balcony) <i>(added at meeting)</i>		Video 00:24:54 – 00:25:54
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 25	17 Rocky Ridge Dr, G3, Construction Change (Paint, Siding) <i>(added at meeting)</i>		Video 00:23:21 – 00:24:47
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Meeting Adjourned 07:31 PM