



Sudden Valley Community Association Architectural Control Committee

Date 06/04/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Terry Niblack, Patric Zwolenski, Jo Jean Kos, Dan Vink

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Matt Lynch & Wesley Lynch - Rubicon (Items 4 & 5), Josh Reichlin (Item 7), Libby Feller & Gary Brava (Items 8 & 9), Ed Danch (Item 10), Jeremy Morton & Christa Buzitis (Item 11), Vitali Pikalov (Items 12 & 20), Jeff Yoder (Item 16), Mark Chernomorets (Item 17), Justin Shank (Item 19), Gary Corsiglia (Observer)

Item – 1	Approval of 06/04/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 05/21/2026 ACC Meeting Minutes
Item – 4	10 Inlet Cir, G1, Const Change (Move path, Add pad)
Item – 5	5 Spinnaker Ln, G1, Const Change (Fence, Deck Stairs, Gravel Pad)
Item – 6	11A Par Ln, G1, Ext Alt (Retaining Wall)
Item – 7	8 Lake Louise Dr, G2, Const Change (D/W Slope)
Item – 8	30 Lake Louise Dr, G2, Ext Alt (Deck)
Item – 9	30 Lake Louise Dr, G2, Variance (Set-back & Coverage)
Item – 10	32 Lake Louise Dr, G2, New Construction, Resubmission
Item – 11	10 Lookout Mt Ln, G3, Variance
Item – 12	14 Deer Run Ln, G3, Const Change (D/W, Retaining Wall, Paint)
Item – 13	1 Green Hill Rd, G3, Ext Alt (Free Library) Resubmission
Item – 14	122 Harbor View Dr, G3, Ext Alt (Greenhouse)
Item – 15	8 Shetland Ct, G5, Fence (Pet) Resubmission
Item – 16	4 Arabian Way, G5, Ext Alt (Retaining Wall)
Item – 17	312 Sudden Valley Dr, G9, Const Change (Siding Color & Style)
Item – 18	142 Harbor View Dr, G13, Tree (Remove 1)
Item – 19	1 Dawn Break Ct, G13, Ext Alt (Paint)
Item – 20	14 Deer Run Ln, G3, Variance (Retaining Wall)

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

Item – 1	Approval of 06/04/2026 ACC Meeting Agenda	Video 00:00:08 – 00:01:30	
Comments:	Agenda modified to add item #20: 14 Deer Run Ln, G3, Variance (Retaining Wall)		
Discussion:			
Action:	Approved	Motion: Partic	Unanimous

Item – 2	Property Owners Comments	Video 00:01:54 – 00:04:50	
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 04/16/2026 ACC Meeting Minutes	Video 00:01:35 – 00:01:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	10 Inlet Cir, G1, Const Change (Move path, Add pad)	Video 00:14:30 – 00:22:50	
Comments:	Path must be naturally made and landscaped; no structural materials may be used. Installation of a		
Discussion:	Jacuzzi requires separate approval.		
Action:	Approved	Motion: Dan	Unanimous

Item – 5	5 Spinnaker Ln, G1, Const Change (Fence, Deck Stairs, Gravel Pad)	Video 00:22:55 – 00:36:30	
Comments:	Reduce the footprint of the fence area and select alternate material for the construction (a closed fence is		
Discussion:	not permitted). The ACC approves of the relocation of the deck stairs and installation of a gravel pad.		
Action:	Denied	Motion: Terry	Majority (Jo Jean Opposed)

Item – 6	11A Par Ln, G1, Ext Alt (Retaining Wall)	Video 01:53:45 – 01:54:24	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	8 Lake Louise Dr, G2, Const Change (D/W Slope)	Video 01:37:16 – 01:40:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 8	30 Lake Louise Dr, G2, Ext Alt (Deck)		Video 01:27:15 – 01:36:09
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	30 Lake Louise Dr, G2, Variance (Set-back & Coverage)		Video 01:27:15 – 01:36:09
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	32 Lake Louise Dr, G2, New Construction, Resubmission		Video 00:36:36 – 01:27:07
Comments:	The house does not fit into the neighborhood and is contrary to the interests, welfare or rights of all owners.		
Discussion:			
Action:	Denied	Motion: Terry	Unanimous

Item – 11	10 Lookout Mt Ln, G3, Variance		Video 00:04:53 – 00:07:50
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	14 Deer Run Ln, G3, Const Change (D/W, Retaining Wall, Paint)		Video 01:40:22 – 01:53:10
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	1 Green Hill Rd, G3, Ext Alt (Free Library) Resubmission		Video 01:54:30 – 01:55:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 14	122 Harbor View Dr, G3, Ext Alt (Greenhouse)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	



Item – 15	8 Shetland Ct, G5, Fence (Pet) <i>Resubmission</i>		Video 01:55:35 – 01:59:29
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 16	4 Arabian Way, G5, Ext Alt (Retaining Wall)		Video 00:08:01– 00:12:20
Comments:	Provide more detailed drawings		
Discussion:			
Action:	Denied	Motion: Patric	Unanimous

Item – 17	312 Sudden Valley Dr, G9, Const Change (Siding Color & Style)		Video 01:59:37 – 02:10:00
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 18	142 Harbor View Dr, G13, Tree (Remove 1)		Video 02:10:05 – 02:11:35
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 19	1 Dawn Break Ct, G13, Ext Alt (Paint)		Video 00:12:30 – 00:14:12
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 20	14 Deer Run Ln, G3, Variance (Retaining Wall)		Video 01:40:22 – 01:53:10
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Meeting Adjourned at 11:20 AM