



Sudden Valley Community Association Architectural Control Committee

Date 06/18/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez
Committee Attendees:	Jo Jean Kos, Terry Niblack, Dan Vink (via Zoom)
Excused Absence:	Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Matt Lynch, Rubicon, (Items 5 & 6), Matthew Brunner (Item 11), Sunit Tandon (Items 12 & 13), Max Pluschakov (Item 14), Robert G Lee (Item 15), Jeffrey & Suzanne Mildner (Item 18), Emma Brown (Item 20), David Stine (Item 22), Colin Vogel (Item 26), Dylan Barnard (Items 27 & 28), Eduard Danch (Item 32)

Item – 1	Approval of 06/18/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 06/04/2026 ACC Meeting Minutes
Item – 4	8 Spinnaker Ln, G1, Tree (Limb 3)
Item – 5	5 Spinnaker Ln, G1, Const Change (Deck Stairs & Gravel Pad) Resubmission
Item – 6	5 Spinnaker Ln, G1, Variance (Fence) Resubmission
Item – 7	4 Longshore Ln, G1, Ext Alt (Retaining Wall)
Item – 8	12 Par Ln, G1, Fence (Privacy)
Item – 9	12 Par Ln, G1, Variance (Set-back)
Item – 10	27 Marigold Dr, G2, Ext Alt (Patio Pavers & Retaining Walls)
Item – 11	13 Orchid Ct, G2, Ext Alt (Tiered Remodel)
Item – 12	14 Woodpecker Pl, G2, New Construction In Concept
Item – 13	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) In Concept
Item – 14	19 Valley Crest Way, G3, Const Change (Retaining Wall)
Item – 15	11 Eagle Crest Ct, G3, Tree (Remove 1)
Item – 16	372 Sudden Valley Dr, G3, Ext Alt (Door, Light Fixtures, & Chimney)
Item – 17	372 Sudden Valley Dr, G3, Ext Alt (Siding, Paint, Roof, & Deck)
Item – 18	26 Basin View Cir, G3, Ext Alt (Detached Garage) In Concept Resubmission
Item – 19	15 Twin Flower Cir, G3, Tree (Remove 2)
Item – 20	6 Pinto Creek Ln, G5, Ext Alt (Siding)
Item – 21	18 Louise View Dr, G5, 1st Extension (New Home) Six Months



Item – 22	10 Wisteria Ln, G5, Tree (Remove 1)
Item – 23	7 Fawn Ct, G9, Ext Alt (Paint)
Item – 24	54 Morning Glory Dr, G9, Ext Alt (Paint)
Item – 25	66 Honeycomb Ln, G9, Tree (Remove 1)
Item – 26	54A Honeycomb Ln, G9, Ext Alt (Solar Panels)
Item – 27	52 Honeycomb Ln, G9, Ext Alt (Paint)
Item – 28	52 Honeycomb Ln, G9, Ext Alt (Drain System & Level Path)
Item – 29	17 Canyon Ct, G13, Tree (Limb 5)
Item – 30	3A Kinglet Ct, G13, Ext Alt (Handrail)
Item – 31	8 Sunnyside Ln, G13, Ext Alt (Paint)
Item – 32	32 Lake Louise Dr, G2, New Construction, Resubmission
Item – 33	Executive Session

**Meeting Called to Order 5:05 PM**

Item – 1	Approval of 05/21/2026 ACC Meeting Agenda	Video 00:00:16 – 00:00:45
Comments:	Add Items #32 - 32 Lake Louise Dr, G2, New Construction, Resubmission to the agenda and #33 Executive	
Discussion:	Session to the Agenda.	
Action:	Approved	Motion: Jo Jean Unanimous

Item – 2	Property Owner Comments	Video 00:01:50 – 00:02:54
Comments:	Dan Vink inquired about the information for the tree removal at 8 Valley View Circle.	
Discussion:		
Action:		Motion: N/A

Item – 3	Consent Agenda – Approval of the 05/07/2026 ACC Meeting Minutes	Video 00:02:58 – 00:03:34
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 4	8 Spinnaker Ln, G1, Tree (Limb 3)	Video 00:45:05 – 00:47:23
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 5	5 Spinnaker Ln, G1, Const Change (Deck Stairs & Gravel Pad) Resubmission	Video 00:37:23 – 00:40:18
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 6	5 Spinnaker Ln, G1, Variance (Fence) <i>Resubmission</i>	Video 00:37:23 – 00:40:18
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 7	4 Longshore Ln, G1, Ext Alt (Retaining Wall)	Video 00:47:45 – 00:48:32
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous



Item – 8	12 Par Ln, G1, Fence (Privacy)		Video 00:48:38 – 00:52:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 9	12 Par Ln, G1, Variance (Set-back)		Video 00:48:38 – 00:52:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 10	27 Marigold Dr, G2, Ext Alt (Patio Pavers & Retaining Walls)		Video 00:52:05 – 00:53:05
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 11	13 Orchid Ct, G2, Ext Alt (Tiered Remodel)		Video 00:53:44 – 00:54:12
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 12	14 Woodpecker Pl, G2, New Construction <i>In Concept</i>		Video 00:10:48 – 00:21:15
Comments:	Include stormwater and all other utility lines to be specifically buried as part of the Stormwater Plan.		
Discussion:	Provide more elaborate landscaping plans using real trees (not bushes).		
Action:	Approved	Motion: Dan	Unanimous

Item – 13	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) <i>In Concept</i>		Video 00:10:48 – 00:21:15
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	19 Valley Crest Way, G3, Const Change (Retaining Wall)		Video 00:21:35 – 00:22:05
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 15	11 Eagle Crest Ct, G3, Tree (Remove 1)	Video 00:40:55 – 00:41:39
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 16	372 Sudden Valley Dr, G3, Ext Alt (Door, Light Fixtures, & Chimney)	Video 00:54:18 – 00:55:00
Comments:	Must use frosted, not clear, glass in the light fixture.	
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 17	372 Sudden Valley Dr, G3, Ext Alt (Siding, Paint, Roof, & Deck)	Video 00:54:18 – 00:56:36
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 18	26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept Resubmission</i>	Video 00:24:22 – 00:35:30
Comments:	The ACC wants windows to be added to the Version 1 design to break up the visual image of a huge blank	
Discussion:	wall from the street.	
Action:	Approved	Motion: Terry Unanimous

Item – 19	15 Twin Flower Cir, G3, Tree (Remove 2)	Video 00:56:50 – 00:59:28
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 20	6 Pinto Creek Ln, G5, Ext Alt (Siding)	Video 00:36:39 – 00:37:07
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 21	18 Louise View Dr, G5, 1st Extension (New Home) <i>Six Months</i>	Video 00:59:37 – 00:59:52
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous



Item – 22	10 Wisteria Ln, G5, Tree (Remove 1)		Video 00:59:54 – 01:00:27
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 23	7 Fawn Ct, G9, Ext Alt (Paint)		Video 01:00:32 – 01:00:50
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 24	54 Morning Glory Dr, G9, Ext Alt (Paint)		Video 01:00:59 – 01:01:17
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 25	66 Honeycomb Ln, G9, Tree (Remove 1)		Video 00:01:26 – 00:01:56
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 26	54A Honeycomb Ln, G9, Ext Alt (Solar Panels)		Video 00:22:38 – 00:24:08
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 27	52 Honeycomb Ln, G9, Ext Alt (Paint)		Video 00:41:50 – 00:42:49
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 28	52 Honeycomb Ln, G9, Ext Alt (Drain System & Level Path)		Video 00:41:50 – 00:44:44
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 29	17 Canyon Ct, G13, Tree (Limb 5)	Video 01:02:03 – 01:02:48	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 30	3A Kinglet Ct, G13, Ext Alt (Handrail)	Video 01:02:53 – 01:03:30	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 31	8 Sunnyside Ln, G13, Ext Alt (Paint)	Video 01:03:42 – 01:04:11	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 32	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>	Video 01:03:38 – 01:09:42	
Comments:	The ACC would like to meet with the owner / builder outside of ACC Hours (Home Tour & ACC Meeting)		
Discussion:	The meeting will take place on Tuesday, June 23, 2026. Exact time & place TBD.		
Action:	Decision Stands	Motion: Terry	Unanimous

Item – 33	Executive Session	Video 00:00:58 – 00:01:34	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 6:56 PM