



Sudden Valley Community Association Architectural Control Committee

Date 07/02/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Brent Willen (Item 5), Russell & Marika Dawe (Item 6), Ed Danch (Item 12), David Dabroski (Item 13), Vitali Pikalov (Items 17 & 27), Chad Schmitt (Item 26), Libby Feller & Gary Brava (Observers), Matt Griscom (Observer), Steven Palmer (Observer)

Item – 1	Approval of 07/02/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 06/18/2026 ACC Meeting Minutes
Item – 4	64 North Point Dr, G1, Ext Alt (Paint)
Item – 5	80A Windward Dr, G1, Ext Alt (Paint)
Item – 6	69 North Point Dr, G1, Ext Alt (Tiered Remodel) <i>In Concept</i>
Item – 7	31 Longshore Ln, G1, Ext Alt (Retaining Wall)
Item – 8	10 Longshore Ln, G1, Ext Alt (Deck & Railing)
Item – 9	7 Tee Pl, G1, Ext Alt (Entry Cover)
Item – 10	7 Tee Pl, G1, Ext Alt (Paint)
Item – 11	8 Lake Louise Dr, G2, 1st Extension (New Home) <i>Six Months</i>
Item – 12	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>
Item – 13	2 Orchid Ct, G2, Tree (Remove 8 Limb 5)
Item – 14	14 Woodpecker Pl, G2, New Construction <i>Resubmission</i>
Item – 15	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) <i>Resubmission</i>
Item – 16	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) <i>Resubmission</i>
Item – 17	14 Deer Run Ln, G3, Const Change (Retaining Wall)
Item – 18	31 Green Hill Rd, G3, Ext Alt (Paint)
Item – 19	22 Hillside Pl, G3, 1st Extension (New Home) <i>Six Months</i>
Item – 20	26 Shetland Ct, G5, New Construction
Item – 21	30 Bramble Way, G5, Ext Alt (Paint)



Item – 22	15 Oakcrest Cir, G9, Ext Alt (Siding & Paint)
Item – 23	35 Honeycomb Ln, G9. Ext Alt (Panel Porch Ceiling & Wrap Columns)
Item – 24	35 Honeycomb Ln, G9. Ext Alt (Raised Planter Boxes)
Item – 25	9 Highwood Cir, G13, Ext Alt (Roof)
Item – 26	190 Sudden Valley Dr, G9, Construction Change (Sewer)
Item – 27	22 Granite Cir, G13, Const Change (Retaining Wall)
Item – 28	13 Twin Flower Cir, G13, Tree (Remove 1)

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

Item – 1	Approval of 07/02/2026 ACC Meeting Agenda		Video 00:00:06 – 00:06:06
Comments:	Remove Item #12, 32 Lake Louise Dr, from Agenda in favor another of meeting with the Owner / Builder.		
Discussion:	Remove Items #14 & 15, 14 Woodpecker Pl from the Agenda at the request of the Owner / Builder.		
Action:	Approved	Motion: Daniel	Unanimous

Item – 2	Property Owners Comments		Video 00:06:21 – 00:08:08
Comments:	Libby Feller & Gary Brava of 30 Lake Louise said they wanted to be included in the meeting between the ACC and the		
Discussion:	Owner / Builder of 32 Lake Louise.		
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 06/18/2026 ACC Meeting Minutes		Video 00:06:08 – 00:06:19
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 4	64 North Point Dr, G1, Ext Alt (Paint)		Video 01:10:05 – 01:10:27
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 5	80A Windward Dr, G1, Ext Alt (Paint)		Video 00:08:17 – 00:08:50
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Jo Jean Opposed)

Item – 6	69 North Point Dr, G1, Ext Alt (Tiered Remodel) <i>In Concept</i>		Video 00:08:58 – 00:15:55
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	31 Longshore Ln, G1, Ext Alt (Retaining Wall)		Video 01:10:30 – 01:11:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 8	10 Longshore Ln, G1, Ext Alt (Deck & Railing)		Video 01:12:01 – 01:13:10
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 9	7 Tee Pl, G1, Ext Alt (Entry Cover)		Video 01:13:14 – 01:14:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 10	7 Tee Pl, G1, Ext Alt (Paint)		Video 01:14:30 – 01:14:52
Comments:			
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 11	8 Lake Louise Dr, G2, 1st Extension (New Home) <i>Six Months</i>		Video 01:14:53 – 01:15:08
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Removed from the Agenda	Motion: Daniel	Unanimous

Item – 13	2 Orchid Ct, G2, Tree (Remove 8 Limb 5)		Video 00:16:04 – 00:24:55
Comments:	The ACC approves the removal of two dead trees and the limbing of one other tree. Provide an Arborist Report on		
Discussion:	the three Douglas Firs that you wish to have removed. The remaining trees are below the approval size minimum.		
Action:	Approved	Motion: Terry	Unanimous

Item – 14	14 Woodpecker Pl, G2, New Construction <i>Resubmission</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	



Item – 15	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) Resubmission		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	

Item – 16	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) Resubmission		Video 01:15:09– 01:17:54
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 17	14 Deer Run Ln, G3, Const Change (Retaining Wall)		Video 00:25:02 – 00:50:46
Comments:	Provide tighter specifications on the retaining wall. Reminder that it needs Engineering sign-off if over 4’.		
Discussion:			
Action:	Denied	Motion: Dan	Majority (Daniel, Dan, Terry = Nay, Pat & JJ = Aye)

Item – 18	31 Green Hill Rd, G3, Ext Alt (Paint)		Video 01:18:04 – 01:18:15
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 19	22 Hillside Pl, G3, 1st Extension (New Home) Six Months		Video 01:19:28 – 01:19:45
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 20	26 Shetland Ct, G5, New Construction		Video 00:53:13 – 01:06:48
Comments:	Not enough information. Outline of house needs to be delineated with stake and string and trees slated		
Discussion:	for removal need to be ribboned appropriately.		
Action:	Denied	Motion: Terry	Unanimous

Item – 21	30 Bramble Way, G5, Ext Alt (Paint)		Video 01:18:44 – 01:19:17
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 22	15 Oakcrest Cir, G9, Ext Alt (Siding & Paint)		Video 01:19:47 – 01:20:10
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 23	35 Honeycomb Ln, G9. Ext Alt (Panel Porch Ceiling & Wrap Columns)		Video 01:20:18 – 01:21:40
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 24	35 Honeycomb Ln, G9. Ext Alt (Raised Planter Boxes)		Video 01:21:48 – 01:21:58
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 25	9 Highwood Cir, G13, Ext Alt (Roof)		Video 01:21:59 – 01:22:20
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 26	190 Sudden Valley Dr, G9, Construction Change (Sewer)		Video 01:07:19 – 01:09:35
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 27	22 Granite Cir, G13, Const Change (Retaining Wall)		Video 00:50:47 – 00:53:07
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 28	13 Twin Flower Cir, G13, Tree (Remove 1)		Video 01:22:21 – 01:22:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 10:28 AM