



Sudden Valley Community Association Architectural Control Committee

Date 07/16/2026

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, Patric Zwolenski Terry Niblack, Dan Vink (via Zoom)

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Eduard & Nadiya Danch and Gary Bara & Libby Feller (Item 5), Sunit Tandon (Items 7 & 8), Vitali Pikalov (Item 10), ~~Katrina Munsterman (Item 11)~~, Stephen DeCock (Item 12), Chad Schmitt (Items 18 & 23), Mauricio Menard & Raina Langer (Items 22 & 32), Christopher Hunsaker (Items 27 & 29), Matt Griscom (Observer)

Item – 1	Approval of 07/16/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 07/02/2026 ACC Meeting Minutes
Item – 4	5 Spinnaker Ln, G1, Const Change (Driveway)
Item – 5	32 Lake Louise Dr, G2, New Construction, Resubmission
Item – 6	81 Grand View Ln, G2, Ext Alt (Retaining Wall)
Item – 7	14 Woodpecker Pl, G2, New Construction Resubmission
Item – 8	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) Resubmission
Item – 9	9 Whispering Cedars Ct, G2, Ext Alt (Paint)
Item – 10	14 Deer Run Ln, G3, Const Change (Retaining Wall) Resubmission
Item – 11	29 Maple Ct, G3, Fence (Pet) Resubmission
Item – 12	20 Tumbling Water Dr, G5, Ext Alt (Walkway) Resubmission
Item – 13	9 Sweetclover Cir, G5, Tree (Remove 1)
Item – 14	4 Loganberry Ln, G5, Ext Alt (Heat Pump)
Item – 15	4 Loganberry Ln, G5, Ext Alt (Plant Hangers)
Item – 16	11 Little Strawberry Ln, G9, Ext Alt (Deck)
Item – 17	52 Morning Glory Dr, G9, Ext Alt (Siding & Paint)
Item – 18	34 Morning Glory Dr, G9, 1st Extension (New Home) Six Months
Item – 19	5 Ravenwood Ct, G9, Ext Alt (Window)
Item – 20	192 Polo Park Dr, G13, Tree (Remove 1)
Item – 21	32 Canyon Ct, G13, Ext Alt (Hot Tub)



Item – 22	65 Stable Ln, G13, Fence (Pet)
Item – 23	190 Sudden Valley Dr, G9, 1st Extension (New Home) <i>Six Months</i>
Item – 24	101 Polo Park Dr, G13, 1st Extension (New Home) <i>Six Months</i>
Item – 25	137 Sudden Valley Dr, G13, Ext Alt (Deck)
Item – 26	168 Harbor View Dr, G13, Ext Alt (Hot Tub)
Item – 27	144 Harbor View Dr, G13, Tree (Remove 3)
Item – 28	24 Western Ln, G13, Ext Alt (Front Porch) <i>Resubmission</i>
Item – 29	1953 Lake Whatcom Blvd, Tree (Remove 2)
Item – 30	72 Windward Dr, G1, New Construction <i>Resubmission</i>
Item – 31	72 Windward Dr, G1, Variance (Setback)
Item – 32	65 Stable Ln, G13, Variance (Setback)
Item – 33	Executive Session

**Meeting Called to Order 5:00 PM**

Item – 1	Approval of 07/16/2026 ACC Meeting Agenda		Video 00:00:07 – 00:01:25
Comments:	Add Items #30 & #31 - 72 Windward Dr, #32 – 65 Stable Ln, and #33 Executive Session to the Agenda.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 2	Property Owner Comments		Video 00:02:22 – 00:03:27
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 07/02/2026 ACC Meeting Minutes		Video 00:03:28 – 00:03:45
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 4	5 Spinnaker Ln, G1, Const Change (Driveway)		Video 00:03:50 – 00:04:13
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 5	32 Lake Louise Dr, G2, New Construction, Resubmission		Video 00:35:48 – 01:22:52
Comments:	Address and resolve the following issues: 1.) Consider your neighbors perspective, 2.) Resolve the		
Discussion:	inconsistency of materials to be used, 3.) Consider and explore horizontal drilling versus excavation.		
Action:	Denied	Motion: Terry	Unanimous

Item – 6	81 Grand View Ln, G2, Ext Alt (Retaining Wall)		Video 00:04:20 – 00:05:08
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	14 Woodpecker Pl, G2, New Construction Resubmission		Video 00:32:06 – 00:34:34
Comments:	The two trees shown on page 17 are to remain. Landscaping plans are on page 16.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous



Item – 8	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) Resubmission		Video 00:32:06 – 00:34:59
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	9 Whispering Cedars Ct, G2, Ext Alt (Paint)		Video 00:35:11 – 00:35:30
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	14 Deer Run Ln, G3, Const Change (Retaining Wall) Resubmission		Video 00:06:12 – 00:06:50
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	29 Maple Ct, G3, Fence (Pet) Resubmission		Video 00:27:27 – 00:31:54
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 12	20 Tumbling Water Dr, G5, Ext Alt (Walkway) Resubmission		Video 00:05:27 – 00:06:02
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	9 Sweetclover Cir, G5, Tree (Remove 1)		Video 01:23:07 – 01:23:33
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	4 Loganberry Ln, G5, Ext Alt (Heat Pump)		Video 01:23:35 – 01:26:50
Comments:	Please pick your final installation location and plans for noise mitigation and resubmit your request.		
Discussion:			
Action:	Denied	Motion: Terry	Majority (Patric opposed)



Item – 15	4 Loganberry Ln, G5, Ext Alt (Plant Hangers)		Video 01:27:04 – 01:27:37
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 16	11 Little Strawberry Ln, G9, Ext Alt (Deck)		Video 01:27:53 – 01:28:18
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 17	52 Morning Glory Dr, G9, Ext Alt (Siding & Paint)		Video 01:28:22 – 01:29:26
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 18	34 Morning Glory Dr, G9, 1st Extension (New Home) <i>Six Months</i>		Video 00:07:03 – 00:07:34
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 19	5 Ravenwood Ct, G9, Ext Alt (Window)		Video 01:29:31 – 01:29:46
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 20	192 Polo Park Dr, G13, Tree (Remove 1)		Video 01:29:48 – 01:31:05
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	32 Canyon Ct, G13, Ext Alt (Hot Tub)		Video 01:31:13 – 01:32:23
Comments:	Please resubmit your request showing a privacy screen on the three exposed sides of the hot tub.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous



Item – 22	65 Stable Ln, G13, Fence (Pet)		Video 00:08:24 – 00:18:35
Comments:	Please reconfigure and scale back the size of the fence. Please submit a Variance request as appropriate.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 23	190 Sudden Valley Dr, G9, 1st Extension (New Home) <i>Six Months</i>		Video 00:07:36 – 00:08:03
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 24	101 Polo Park Dr, G13, 1st Extension (New Home) <i>Six Months</i>		Video 01:33:05 – 01:33:17
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 25	137 Sudden Valley Dr, G13, Ext Alt (Deck)		Video 01:33:30 – 01:34:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 26	168 Harbor View Dr, G13, Ext Alt (Hot Tub)		Video 01:34:50 – 01:35:53
Comments:	Please resubmit your request showing a privacy screen on the fire pit side of the hot tub.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 27	144 Harbor View Dr, G13, Tree (Remove 3)		Video 00:18:58 – 00:23:18
Comments:	Withdrawn		
Discussion:			
Action:		Motion:	

Item – 28	24 Western Ln, G13, Ext Alt (Front Porch) <i>Resubmission</i>		Video 01:36:02 – 01:36:26
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 29	1953 Lake Whatcom Blvd, Tree (Remove 2)		Video 00:23:24 – 00:27:05
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 30	72 Windward Dr, G1, New Construction <i>Resubmission</i>		Video 01:36:36 – 01:37:27
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Majority (Terry abstains)

Item – 31	72 Windward Dr, G1, Variance (Setback)		Video 01:36:36 – 01:37:27
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Majority (Terry abstains)

Item – 32	65 Stable Ln, G13, Variance (Setback)		Video 00:08:24 – 00:18:35
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 33	Executive Session		Video 00:01:30 – 00:01:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Meeting Adjourned at 8:10 PM