



Sudden Valley Community Association Architectural Control Committee

Date 08/06/2026

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, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Mary Quelch (Item 4), Matt Lynch (Items 5, 6, 9, & 10), Christopher Gellys (Item 11), Ed Danch (Item 12), Ben Gekelman (Item 19), Jeff Yoder (Item 20), Ryan Romero (Items 25 & 26), Gary Brava and Keith McLean (Observers)

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes
Item – 4	48 North Point Dr, G1, Tree (Remove 1)
Item – 5	5 Spinnaker Ln, G1, 1st Extension (New Home) Six Months
Item – 6	5 Spinnaker Ln, G1, Const Change (Deck stairs)
Item – 7	98 Windward Dr, G1, Ext Alt (Deck)
Item – 8	9 Par Lane, G1, Ext Alt (Garage Doors)
Item – 9	4 Sanwick Pt Ct, G1, Variance (Setback) Resubmission
Item – 10	6 Sanwick Pt Ct, G1, Variance (Setback) Resubmission
Item – 11	11 Marigold Dr, G2, Ext Alt (Siding, Porch, Railing, Paint)
Item – 12	32 Lake Louise Dr, G2, New Construction, Resubmission
Item – 13	19 Grand View Ln, G2, Tree (Remove 2)
Item – 14	2 Marigold Dr #36 Center Condos, G2, Ext Alt (Storm Door)
Item – 15	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)
Item – 16	8 Hawks Hill Pl, G3, Ext Alt (Paint)
Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)
Item – 18	9 Doe Ct, G3, Ext Alt (Roof)
Item – 19	26 Shetland Ct, G5, New Construction Resubmission
Item – 20	4 Arabian Way, G5, Ext Alt (Retaining Wall) Resubmission
Item – 21	15 Bramble Way, G5, Tree (Remove 1)
Item – 22	2 Sweetclover Cir, G5, Const Change (Remove 6th Tree)



Item – 23	5 Cold Spring Ln, G9, 1st Extension (New Home) <i>Six Months</i>
Item – 24	5 Stable Ln, G13, Tree (Remove 1)
Item – 25	12 Summer Bell Ln, G13, Ext Alt (Hot Tub)
Item – 26	12 Summer Bell Ln, G13, Ext Alt (Kayak Rack)
Item – 27	168 Harbor View Dr, G13, Ext Alt (Hot Tub Privacy Screen) <i>Resubmission</i>

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

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda		Video 00:00:05 – 00:00:43
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owners Comments		Video 00:00:45 – 00:01:19
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes		Video 00:01:21 – 00:01:41
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	48 North Point Dr, G1, Tree (Remove 1)		Video 00:01:46 – 00:13:45
Comments:	Please plant five new trees for the one that you are removing.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Majority (Patric abstains)

Item – 5	5 Spinnaker Ln, G1, 1st Extension (New Home) <i>Six Months</i>		Video 01:32:51 – 01:33:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 6	5 Spinnaker Ln, G1, Const Change (Deck stairs)		Video 01:32:51 – 01:33:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	98 Windward Dr, G1, Ext Alt (Deck)		Video 00:14:03 – 00:18:00
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous



Item – 8	9 Par Lane, G1, Ext Alt (Garage Doors)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Majority (Patric abstains)

Item – 9	4 Sanwick Pt Ct, G1, Variance (Setback) Resubmission		Video 00:36:12 – 00:48:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Terry abstains)

Item – 10	6 Sanwick Pt Ct, G1, Variance (Setback) Resubmission		Video 00:36:12 – 00:48:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Terry abstains)

Item – 11	11 Marigold Dr, G2, Ext Alt (Siding, Porch, Railing, Paint)		Video 00:18:11 – 00:18:52
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	32 Lake Louise Dr, G2, New Construction, Resubmission		Video 01:34:00 – 02:13:03
Comments:	Please install a guardrail at the top of the retaining wall following the Whatcom County Building Code.		
Discussion:	Please install vegetative noise and visibility mitigation measures around the heat pump as discussed.		
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 13	19 Grand View Ln, G2, Tree (Remove 2)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	2 Marigold Dr #36 Center Condos, G2, Ext Alt (Storm Door)		Video 00:00:00 – 00:00:00
Comments:	Approved pending approval of the storm door by your Condominium Association.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous



Item – 15	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)		Video 00:00:00 – 00:00:00
Comments:	Please be mindful of your neighbors when choosing the installation location. Noise mitigation measures are required. Approved pending approval of the storm door by your Condominium Association.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 16	8 Hawks Hill Pl, G3, Ext Alt (Paint)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	Please consult with an Arborist to discuss ways of bracing limbs, removing limbs, or a combination of both		
Discussion:	To preserve the tree.		
Action:	Denied	Motion: Terry	Unanimous

Item – 18	9 Doe Ct, G3, Ext Alt (Roof)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 19	26 Shetland Ct, G5, New Construction Resubmission		Video 00:49:06 – 01:32:30
Comments:	Install a guardrail at the top and along the length of the retaining wall following the Whatcom County Building Code. Provide a Landscape Plan showing the existing trees in relation to an outline of the house.		
Discussion:	Show which trees are being removed and where the new trees are being planted. Use a ration of five new trees to be planted for each one tree being removed.		
Action:	Denied	Motion: Daniel	Unanimous

Item – 20	4 Arabian Way, G5, Ext Alt (Retaining Wall) Resubmission		Video 00:19:04 – 00:21:29
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 21	15 Bramble Way, G5, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	We suggest that ownership of the tree be verified before cutting it down.		
Discussion:			
Action:	Approved	Motion: Pat	Unanimous



Item – 22	2 Sweetclover Cir, G5, Const Change (Remove 6th Tree)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 23	5 Cold Spring Ln, G9, 1st Extension (New Home) <i>Six Months</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 24	5 Stable Ln, G13, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 25	12 Summer Bell Ln, G13, Ext Alt (Hot Tub)		Video 00:21:45 – 00:35:59
Comments:	Resubmit with a privacy screen for the hot tub. The beer pong table, beer cans, and general rubbish need		
Discussion:	to be cleaned up and removed from the yard.		
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 26	12 Summer Bell Ln, G13, Ext Alt (Kayak Rack)		Video 00:21:45 – 00:35:59
Comments:	Rack must be removed two weeks after Labor Day (September 7 th). The removal date is September 21 st		
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 27	168 Harbor View Dr, G13, Ext Alt (Hot Tub Privacy Screen) <i>Resubmission</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Meeting Adjourned at 11:45 AM