



Sudden Valley Community Association Architectural Control Committee

Date 08/20/2026

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, Matt Griscom
Excused Absence:	Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Michael Brodsky (via Zoom) (Item 4), Erin Russell (AXE Engineering), Ben Tweed, & Ryan Wheaton (via Zoom) (Item 9), Josh Reichlin (Item 10), Alex D'Avela (Item 11), Ben Gekelman (via Zoom) (Item 19), Ted Clifton (Items 20 & 21)

Item – 1	Approval of 08/20/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 08/06/2026 ACC Meeting Minutes
Item – 4	13 North Point Dr, G1, Ext Alt (Railing)
Item – 5	14A Inlet Cir, G1, Ext Alt (Stairs) Withdrawn by Homeowner
Item – 6	14A Inlet Cir, G1, Fence (Pet) Withdrawn by Homeowner
Item – 7	10 Inlet Cir, G1, 1st Extension (New Home) Six Months
Item – 8	6 Ridge Crest Way, G3, Ext Alt (Window)
Item – 9	7 Marigold Dr, G2, Ext Alt (Storm Water Pipe)
Item – 10	8 Lake Louise Dr, G2, Const Change (Deck Ret Wall)
Item – 11	11 Woodpecker Pl, G2, Ext Alt (Storm Drain Pipe)
Item – 12	4 Marigold Dr #6, G2, Club House Condos (Patio)
Item – 13	22 Marigold - Ridgefield Condo Assc, G2, Tree (Remove 2 Limb 2)
Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) Resubmission
Item – 15	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane) Resubmission Withdrawn by Homeowner
Item – 16	4 Midnight Ct, G3, Variance (Landscaping) Resubmission Withdrawn by Homeowner
Item – 17	18 North Summit Dr, G3, Tree (Remove 1)
Item – 18	32 Twin Flower Circle, G3, Tree (Limb 1)
Item – 19	26 Shetland Ct, G5, New Construction Resubmission
Item – 20	18 Clematis Ln, G5, Ext Alt (Deck)
Item – 21	52 High Cliff Ln, G13, New Construction
Item – 22	52 High Cliff Ln, G13, Variance (Side Set-Back)



Meeting Called to Order 5:07 PM

Item – 1	Approval of 08/20/2026 ACC Meeting Agenda		Video 00:00:10 – 00:00:44
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 2	Property Owner Comments		Video 00:00:49 – 00:02:00
Comments:			
Discussion:	Ted Clifton shared his experience with a lost Apple Watch at AM/PM Beach and the safe return to its owner.		
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 08/06/2026 ACC Meeting Minutes		Video 00:02:05 – 00:03:22
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 4	13 North Point Dr, G1, Ext Alt (Railing)		Video 00:03:27 – 00:04:46
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 5	14A Inlet Cir, G1, Ext Alt (Stairs)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	

Item – 6	14A Inlet Cir, G1, Fence (Pet)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	

Item – 7	10 Inlet Cir, G1, 1st Extension (New Home) <i>Six Months</i>		Video 01:14:59 – 01:15:43
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous



Item – 8	6 Ridge Crest Way, G3, Ext Alt (Window)		Video 01:15:45 – 01:15:56
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	7 Marigold Dr, G2, Ext Alt (Storm Water Pipe)		Video 00:05:03 – 00:16:45
Comments:	Approved with bracing for the HDPE pipe and burial between 6" to 12" as suggested by AXE Engineering.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	8 Lake Louise Dr, G2, Const Change (Deck Ret Wall)		Video 00:16:59 – 00:21:56
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	11 Woodpecker Pl, G2, Ext Alt (Storm Drain Pipe)		Video 00:22:07 – 00:37:59
Comments:	Please resubmit proposal with a design that doesn't create a parking spot nor block the fire hydrant.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 12	4 Marigold Dr #6, G2, Club House Condos (Patio)		Video 00:38:08 – 00:48:25
Comments:	Approval is for aesthetics only not structural performance or engineering.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	22 Marigold - Ridgefield Condo Assc, G2, Tree (Remove 2 Limb 2)		Video 01:16:02 – 01:17:04
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) Resubmission		Video 01:17:09 – 01:19:58
Comments:	The previous ACC request to limb or brace the tree was not considered. The ACC would like threat		
Discussion:	mitigation considered per the previous request versus simply removing the tree.		
Action:	Denied	Motion: Terry	Unanimous



Item – 15	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane) Resubmission		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by Homeowner	Motion:	

Item – 16	4 Midnight Ct, G3, Variance (Landscaping) Resubmission		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by Homeowner	Motion:	

Item – 17	18 North Summit Dr, G3, Tree (Remove 1)		Video 01:20:09 – 01:20:37
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 18	32 Twin Flower Circle, G3, Tree (Limb 1)		Video 00:07:03 – 00:07:34
Comments:	While the request is approved, the ACC highly recommends that an Arborist review the tree to see		
Discussion:	whether it should be cut down and removed versus simply limbing.		
Action:	Approved	Motion: Terry	Unanimous

Item – 19	26 Shetland Ct, G5, New Construction Resubmission		Video 00:48:48 – 01:02:43
Comments:	Guardrail plan approved as submitted. Landscape plan approved with the following provisions: the replacement ratio for cut shrubs and trees shall be 3:1. Trees must be planted at least 4' away from a wall. wall. Trees must be		
Discussion:	chosen for good shade tolerance. No trees may be planted on top of the retaining wall. Ferns are not woody plants.		
Action:	Approved	Motion: Terry	Unanimous

Item – 20	18 Clematis Ln, G5, Ext Alt (Deck)		Video 00:22:34 – 00:22:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	52 High Cliff Ln, G13, New Construction		Video 01:02:54 – 01:14:11
Comments:	Please submit a new Landscape plan within two weeks (of the date on this letter). Please provide or show		
Discussion:	more shrubs to be planted instead of ferns.		
Action:	Approved	Motion: Dan	Unanimous



Item – 22	52 High Cliff Ln, G13, Variance (Side Set-Back)		Video 01:02:54 – 01:14:11
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Meeting Adjourned at 6:29 PM