



# Sudden Valley Community Association Architectural Control Committee

## Minutes

Date 09/19/2024

Time 5:00 PM

Location Zoom (Barn Closed)

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	John Gingrich, Allen Helvajian, Jo Jean Kos, Dan Vink
<b>Excused Absence:</b>	Patric Zwolenski
<b>Attendees:</b>	Diane Bruneau
<b>Observers:</b>	Dmitriy Paliyev (Item 12) Richard Bailey (Items 5 & 6)

Item – 1	Approval of 09/19/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 09/05/2024 ACC Meeting Minutes
Item – 3	58 Windward Dr, G1, Tree (Remove 1-2)
Item – 4	148 Windward Dr, G1, Tree (Remove 4)
Item – 5	109 Windward Dr, G1, Tree (Remove 2) <b>Resubmission</b>
Item – 6	21 Fairway Ln, G1, Tree (Remove 2) <b>Resubmission</b>
Item – 7	35 Marigold Dr, G2, Tree (Remove 1)
Item – 8	5 Larkspur Ct, G2, Ext Alt (Fr Door & Stair) <b>Resubmission</b>
Item – 9	5 Larkspur Ct, G2, Ext Alt (Shed) <b>Resubmission</b>
Item – 10	<del>6 Morning Beach Dr, G2, Variance (Fence)</del> Withdrawn 9/13/2024
Item – 11	15 Lookout Mountain Ln, G3, Variance (Retaining Wall)
Item – 12	12 Green Hill Rd, G3, Tree (Remove 3) <b>Resubmission</b>
Item – 13	7 Summer Bell Ln, G13, Ext Alt (Siding)
Item – 14	<del>6 Morning Beach Dr, G2, Fence (Protection)</del> Resubmission Withdrawn 9/13/2024
Item – 15	Consent Agenda – Approval of the 09/13/2024 ACC Meeting Minutes <i>Added at meeting</i>
Item – 16	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall) Resubmission <i>Added at meeting</i>

### Meeting Called to Order 09:59 PM

Item – 1	Approval of 09/19/2024 ACC Meeting Agenda	Video 00:00:17 – 00:01:37
Comments:	1) Add Item 15 Consent Agenda – Approval of the 09/13/2024 ACC Meeting Minutes and, 2) Item 16 15 Sweetclover Cir, G5, Ext Alt (Retaining Wall) Resubmission	
Discussion:		
Action:	Approved with Comments	Motion: Daniel Unanimous



<b>Item – 2</b>	Consent Agenda – Approval of the 09/05/2024 ACC Meeting Minutes		Video 00:01:41 – 00:02:09
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

<b>Item – 3</b>	58 Windward Dr, G1, Tree (Remove 1-2)		Video 00:11:34 – 00:12:41
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 4</b>	148 Windward Dr, G1, Tree (Remove 4)		Video 00:12:47 – 00:15:02
Comments:	Replace the 4 trees at 3 to 1, therefore replanting 12 trees is recommended.		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

<b>Item – 5</b>	109 Windward Dr, G1, Tree (Remove 2) <i>Resubmission</i>		Video 00:02:39 – 00:06:33
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 6</b>	21 Fairway Ln, G1, Tree (Remove 2) <i>Resubmission</i>		Video 00:06:36 – 00:06:48
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 7</b>	35 Marigold Dr, G2, Tree (Remove 1)		Video 00:15:04 – 00:21:00
Comments:	Work with neighbor to create an appropriately sized vegetative privacy screen to replace the tree (as requested in the neighbor’s approval email).		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

<b>Item – 8</b>	5 Larkspur Ct, G2, Ext Alt (Fr Door & Stair) <i>Resubmission</i>		Video 00:21:05 – 00:30:04
Comments:	Subject to review by and approval of Architectural Control Inspector regarding property coverage and open space requirements.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous



<b>Item – 9</b>	5 Larkspur Ct, G2, Ext Alt (Shed) <b>Resubmission</b>	Video 00:30:07 – 00:32:39	
Comments:	Subject to review by and approval of Architectural Control Inspector regarding setbacks.		
Discussion:			
Action:	Approved with Comments	Motion: Daniel	Unanimous

<b>Item – 10</b>	<del>6 Morning Beach Dr, G2, Variance (Fence)</del> Withdrawn 9/13/2024	Video N/A	
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

<b>Item – 11</b>	15 Lookout Mountain Ln, G3, Variance (Retaining Wall)	Video 00:32:42 – 00:33:55	
Comments:			
Discussion:			
Action:	Approved (John Opposed)	Motion: Daniel	Majority

<b>Item – 12</b>	12 Green Hill Rd, G3, Tree (Remove 3) <b>Resubmission</b>	Video 00:06:57 – 00:11:16	
Comments:	1) The two (2) 20-foot dead trees with no limbs or tops on the side of the house may be removed. 2) The healthy 70-foot 14" healthy Douglas fir tree may not be removed. No replanting is required.		
Discussion:			
Action:	Approved 2 Trees/Denied 1 Tree with Comments	Motion: Daniel	Unanimous

<b>Item – 13</b>	7 Summer Bell Ln, G13, Ext Alt (Siding)	Video 00:33:57 – 00:34:17	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 14</b>	<del>6 Morning Beach Dr, G2, Fence (Protection)</del> <b>Resubmission</b> Withdrawn 9/13/2024	Video N/A	
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

<b>Item – 15 ADD</b>	Consent Agenda – Approval of the 09/13/2024 ACC Meeting Minutes <i>Added at meeting</i>	Video 00:02:11 – 00:02:33	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous



<b>Item – 16 ADD</b>	15 Sweetclover Cir, G5, Ext Alt (Retaining Wall) <b>Resubmission</b> Added at meeting	Video 00:34:32 – 00:35:44	
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

**Meeting Adjourned 5:36 PM**