



Sudden Valley Community Association Architectural Control Committee

Date 10/03/2024

Time 9:00 AM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Allen Helvajian, Jo Jean Kos, Dan Vink (joined 9:20 AM), Patric Zwolenski
Excused Absence:	
Attendees:	Diane Bruneau
Observers:	Holly Green (Item 04), Gabe Nance (Item 05), Susan & Peter Lehmann (Item 06), Steve Wade (Item 06), Cari Baermann (Item 09), Jack Chmelik (Item 10), Jeff Sani (Item 11), VJ Singh (Observer)

Item – 1	Approval of 10/03/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 09/19/2024 ACC Meeting Minutes
Item – 3	4 Far Summit Pl, G1, Ext Alt (Retaining Wall)
Item – 4	15 Lookout Mountain Ln, G3, Fence (Dog) Resubmission
Item – 5	6 Sandalwood Cir, G3, Fence (Dog)
Item – 6	38 Harbor View Dr, G3, Ext Alt (Stairs) Resubmission
Item – 7	10 Gooseberry Cir, G5, Tree (Remove 1)
Item – 8	54 Louise View Dr, G5, Tree (Remove 2)
Item – 9	37 Lost Fork Ln, G13, Tree (Limb 1, Remove 1)
Item – 10 ADD	15 Fairway Ln, G1, Ext Alt (Multiple) <i>In-Concept</i> Added at Meeting
Item – 11 ADD	68 Marigold Dr, G2, Ext Alt (Landscaping) <i>Resubmission</i> Added at Meeting
Item – 12	

Meeting Called to Order 09:59 PM

Item – 1	Approval of 10/03/2024 ACC Meeting Agenda	Video 00:00:07 – 00:01:20
Comments:	1) Add Item 10 5 Fairway Ln, G1, Ext Alt (Multiple) <i>In-Concept</i> and, 2) Item 11 68 Marigold Dr, G2, Ext Alt (Landscaping) <i>Resubmission</i>	
Discussion:		
Action:	Approved with Comments	Motion: Allen Unanimous



Item – 2	Consent Agenda – Approval of the 09/19/2024 ACC Meeting Minutes		Video 00:01:33 – 00:01:58
Comments:			
Discussion:			
Action:	Approved (Patric Abstained)	Motion: Allen	Majority

Item – 3	4 Far Summit Pl, G1, Ext Alt (Retaining Wall)		Video 01:28:10 – 01:31:29
Comments:	Approval from SVCA required via Revocable Encroachment Permit Application.		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

Item – 4	15 Lookout Mountain Ln, G3, Fence (Dog) <i>Resubmission</i>		Video 00:19:44 – 00:28:36
Comments:	Submit a Variance Request for the fence to be next to the retaining wall.		
Discussion:			
Action:	Approved with Comments (Daniel Opposed)	Motion: Allen	Majority

Item – 5	6 Sandalwood Cir, G3, Fence (Dog)		Video 00:28:40 – 00:31:20
Comments:	1) Design fence as outlined in ACC Policies Appendix D, 2) See SVCA Rules and Regulations regarding dogs		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

Item – 6	38 Harbor View Dr, G3, Ext Alt (Stairs) <i>Resubmission</i>		Video 00:05:09 – 00:19:38
Comments:	Submit a site plan showing setbacks and right-of-way, the length of the stairs, where they are going to start and stop, and specific written dimensions.		
Discussion:			
Action:	Denied with Comments (Allen Abstained)	Motion: John	Majority

Item – 7	10 Gooseberry Cir, G5, Tree (Remove 1)		Video 00:04:14 – 00:05:01
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 8	54 Louise View Dr, G5, Tree (Remove 2)		Video 01:31:32 – 01:32:38
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous



Minutes

Item – 9	37 Lost Fork Ln, G13, Tree (Limb 1, Remove 1)		Video 00:02:07 – 00:04:09
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 10 ADD	15 Fairway Ln, G1, Ext Alt (Multiple) <i>In-Concept</i> Added at Meeting		Video 00:31:36 – 00:58:06
Comments:	1) Resubmission with more detail required, 2) Stop Work Order rescinded, 3) Some work may need to be redone		
Discussion:			
Action:	Approved <i>In Concept</i> with Comments THIS IS NOT AN APPROVAL OF THE PROJECT	Motion: John	Unanimous

Item – 11 ADD	68 Marigold Dr, G2, Ext Alt (Landscaping) <i>Resubmission</i> Added at Meeting		Video 00:58:09 – 01:23:26
Comments:	Homeowner to provide: 1) A full written description of the retaining wall details including dimensions, 2) A full written description of the landscape step details including dimensions, 3) Details of the specific materials such as concrete block dimensions, 4) Details of the demolition of the existing leaning concrete retaining wall, 5) Details of the parking pad, culvert, and drains (outlined in the Revocable Encroachment Permit Application (REPA)) 6) An engineering report for all retaining walls that are 4' or taller (taking buried blocks into account), 7) A site plan with dimensions and setback details, 8) A site plan with landscape planting plan, 9) Stop Work Order remains in effect		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Meeting Adjourned 5:36 PM