Sudden Valley Community Association
Architectural Control Committee

Minutes

Date 10/15/2026
Time 5:00 PM
Location - Multi-Purpose Room "A"

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Matt Griscom, Dan Vink (via Zoom)
Excused Absence:	Terry Niblack
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Ben Tweed (Item 4), Corliss Siebert, Grace Cannon, Lukas & Danielle Holland, Clark & Denise Champion (Item 6), Oleh Kharko (Item 8), Jesse Bauer (Item 9), Jennifer Dearing (Item 12)

Item – 1	Approval of 10/15/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 10/01/2026 ACC Meeting Minutes
Item – 4	4 Lake Louise Dr, G2, Ext Alt (Heat Pump)
Item – 5	4 Orchid Ct, G2, Ext Alt (Remove Window Seat)
Item – 6	69 Lake Louise Dr, G2, Fence (Pet) ***Resubmission***
Item – 7	16 Sandalwood Circle, G3, Tree (Remove 1)
Item – 8	22 Bigleaf Ln, G5, Const Change (Driveway)
Item – 9	10 Sandalwood Cir, G13, Tree (Remove 1)
Item – 10	7 Summer Bell Ln, G13, Fence (Pet)
Item – 11	206 Harbor View Dr, G13, Tree (Remove 1)
Item – 12	20 Western Ln, G13, Tree (Remove 1)
Item – 13	6 Catkin Ct, G28, Ext Alt (Deck)

Meeting Called to Order 05:00 PM

Item – 1	Approval of 10/15/2026 ACC Meeting Agenda		**Video** 00:00:05 – 00:00:41
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owner Comments		**Video** 00:00:43 – 00:01:02
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 10/01/2026 ACC Meeting Minutes		**Video** 00:01:05 – 00:01:19
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 4	4 Lake Louise Dr, G2, Ext Alt (Heat Pump)		**Video** 00:01:33 – 00:02:29
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 5	4 Orchid Ct, G2, Ext Alt (Remove Window Seat)		**Video** 00:13:08 – 00:14:19
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	69 Lake Louise Dr, G2, Fence (Pet) ***Resubmission***		**Video** 00:02:44 – 00:38:19
Comments:	Resubmit request staying within setbacks as much as possible (especially on the lake side of the property). Submit a Variance request with justification if encroachment into the setback is requested. A Variance to get around the deck may be considered, with attention paid to aesthetics. Obtain necessary Whatcom County permits.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 7	16 Sandalwood Circle, G3, Tree (Remove 1)		**Video** 00:48:05 – 00:49:10
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 8	22 Bigleaf Ln, G5, Const Change (Driveway)		**Video** 00:43:43 – 00:46:16
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	10 Sandalwood Cir, G13, Tree (Remove 1)		**Video** 00:39:03 – 00:43:39
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 10	7 Summer Bell Ln, G13, Fence (Pet)		**Video** 00:49:13 – 00:49:58
Comments:	Fence was not staked with string, and homeowner was not available during the Home Tour inspection.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 11	206 Harbor View Dr, G13, Tree (Remove 1)		**Video** 00:50:01 – 00:50:30
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	20 Western Ln, G13, Tree (Remove 1)		**Video** 00:46:23– 00:47:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	6 Catkin Ct, G28, Ext Alt (Deck)		**Video** 00:50:33 – 00:51:06
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Meeting Adjourned at 05:51 PM