Sudden Valley Community Association
Architectural Control Committee

Minutes

Date 11/05/2026
Time 9:00 AM
Location - Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Matt Griscom, Jo Jean Kos, Terry Niblack, Dan Vink
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Riley McClenaghan (Items 6 & 7), Raina Langer (Item 10), Ken Rutz (Item 8), Lukas Holland (Observer)

Item – 1	Approval of 11/05/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 10/15/2026 ACC Meeting Minutes
Item – 4	10 Topside Ct, G1, Tree (Remove 1)
Item – 5	7 Sanwick Point Ct, G1, Ext Alt (Deck)
Item – 6	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***
Item – 7	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***
Item – 8	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***
Item – 9	312 Sudden Valley Dr, G9, 1st Extension (New Home) ***Six Months***
Item – 10	65 Stable Ln, G13, Fence (Pet) ***Resubmission***
Item – 11	18 Stable Ln, G13, Tree (Remove 1, Limb 1)
Item – 12	146 Harbor View Dr, G13, Fence (Pet)
Item – 13	
Item – 14	

Meeting Called to Order 9:03 AM

Item – 1	Approval of 11/05/2026 ACC Meeting Agenda		**Video** 00:00:04 – 00:00:32
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owners Comments		**Video** 00:00:35 – 00:01:03
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 10/15/2026 ACC Meeting Minutes		**Video** 00:01:06 – 00:01:20
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 4	10 Topside Ct, G1, Tree (Remove 1)		**Video** 00:19:36 – 00:22:28
Comments:	Replace the removed tree by planting two new native species trees of at least 8’ height. The ACC		
Discussion:	welcomes questions about the planting requirement. A Whatcom County tree removal permit is required.		
Action:	Approved	Motion: Terry	Unanimous

Item – 5	7 Sanwick Point Ct, G1, Ext Alt (Deck)		**Video** 00:22:34 – 00:22:53
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 6	6 Nighthawk Cir, G2, Fence (Pet) ***Resubmission***		**Video** 00:01:24 – 00:04:24
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	6 Nighthawk Cir, G2, Variance (Side Setback) ***Resubmission***		**Video** 00:01:24 – 00:04:24
Comments:	Installation is approved 1’ from the owners’ property line (4’ into the setback).		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 8	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***		**Video** 00:04:31 – 00:14:04
Comments:	Replace the removed tree by planting two new native species trees of at least 8' height.		
Discussion:	Provide a Whatcom County tree removal permit.		
Action:	Approved	Motion: Terry	Majority (Dan votes No)

Item – 9	312 Sudden Valley Dr, G9, 1st Extension (New Home) ***Six Months***		**Video** 00:22:55 – 00:23:07
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 10	65 Stable Ln, G13, Fence (Pet) ***Resubmission***		**Video** 00:15:33 – 00:19:05
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	18 Stable Ln, G13, Tree (Remove 1, Limb 1)		**Video** 00:23:11 – 00:26:01
Comments:	Provide a Whatcom County tree removal permit.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	146 Harbor View Dr, G13, Fence (Pet)		**Video** 00:28:20 – 00:34:58
Comments:	Provide more information about the type of fence to be installed. If you are resubmitting, please denote		
Discussion:	the fence line by using stake and string to show the relation / distance to the property lines.		
Action:	Denied	Motion: Matt	Unanimous

Item – 13			**Video** 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 14			**Video** 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Meeting Adjourned at 9:38 AM