



Sudden Valley Community Association Architectural Control Committee

Date 11/7/2024

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, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau
Observers:	Chad Schmitt (Items 6&7), Paulina Savage (Item 9), Connor Boschert (Item 16), J Young (Item 15), Norm & Lore Bendure (Item 10)

Item – 1A	Nominate and elect ACC Chair
Item – 1B	Nominate John Gingrich to the Architectural Control Committee
Item – 2A	Approval of 11/07/2024 ACC Meeting Agenda
Item – 2B	Consent Agenda – Approval of the 10/17/2024 ACC Meeting Minutes
Item – 3	82 North Point Dr, G1, Tree (Limb 1)
Item – 4	12 Morning Beach Dr, G2, Tree (Remove 1, Limb 1)
Item – 5	62 Sudden Valley Dr, G3, Tree (Remove 1)
Item – 6	15 Sudden Valley Dr, G3, Construction Change (Paint) <i>1 of 2 Items</i>
Item – 7	15 Sudden Valley Dr, G3, Construction Change (Retaining Wall) <i>2 of 2 Items</i>
Item – 8	11 Oval Ct, G5, Construction Change (Rail, Gar Door, Planter, Deck)
Item – 9	4 & 6 Whistling Swan Pl, G9, (Tree Remove 2)
Item – 10	13 Honeycomb Ln, G9, Ext Alt (Generator)
Item – 11	28 Honeycomb Ln, G9, Fence 13-015 <i>1 of 2 Items</i>
Item – 12	28 Honeycomb Ln, G9, Variance (Fence) 13-015 <i>2 of 2 Items</i>
Item – 13	17 Canyon Ct, G13, Ext Alt (Driveway)
Item – 14	185A Polo Park Dr, G13, Tree (Remove 11, Limb 2)
Item – 15	21 Lost Fork Ln, G13, Construction Change (As-Built) <i>Resubmission</i>
Item – 16	18 Western Ln, G13, Ext Alt (Driveway)
Item – 17	68 Marigold Dr, G2, Ext Alt (Deck & Hot Tub) <i>Resubmission</i>
Item – 18 (ADD)	ACC Schedule for Remainder of 2024 <i>Added at the meeting</i>

Meeting Called to Order 09:03 AM

Item – 1A	Nominate and elect ACC Chair	Video 00:00:42 – 00:01:29	
Comments:	Nominated and elected Daniel Rodriguez as ACC Chair		
Discussion:			
Action:	Approved (Daniel Abstained)	Motion: Patric	Majority

Item – 1B	Nominate John Gingrich to the Architectural Control Committee	Video 00:02:44 – 00:03:37	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 2A	Approval of 11/07/2024 ACC Meeting Agenda	Video 00:03:44 – 00:04:22	
Comments:	Add Item 18 to discuss ACC Meeting dates for the remainder of 2024		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 2B	Consent Agenda – Approval of the 10/17/2024 ACC Meeting Minutes	Video 00:04:24 – 00:04:43	
Comments:			
Discussion:			
Action:	Approved (Dan V Abstained)	Motion: Daniel	Majority

Item – 3	82 North Point Dr, G1, Tree (Limb 1)	Video 01:11:20 – 01:12:00	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 4	12 Morning Beach Dr, G2, Tree (Remove 1, Limb 1)	Video 01:12:02 – 01:12:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 5	62 Sudden Valley Dr, G3, Tree (Remove 1)	Video 01:12:52 – 01:13:23	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 6	15 Sudden Valley Dr, G3, Construction Change (Paint) <i>1 of 2 Items</i>		Video 00:52:19 – 01:01:24
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	15 Sudden Valley Dr, G3, Construction Change (Retaining Wall) <i>2 of 2 Items</i>		Video 01:01:29 – 01:10:04
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 8	11 Oval Ct, G5, Construction Change (Rail, Gar Door, Planter, Deck)		Video 01:13:32 – 01:15:31
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 9	4 & 6 Whistling Swan Pl, G9, (Tree Remove 2)		Video 00:05:41 – 00:07:55
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 10	13 Honeycomb Ln, G9, Ext Alt (Generator)		Video 00:43:14 – 00:52:15
Comments:	If the walkway is relocated to go around the generator a Variance Request for the walkway being in the setback must be submitted.		
Discussion:			
Action:	Approved with Comments (Dan V Opposed & Daniel Abstained)	Motion: Allen	Majority

Item – 11	28 Honeycomb Ln, G9, Fence 13-015 <i>1 of 2 Items</i>		Video 01:15:38 – 01:18:28
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 12	28 Honeycomb Ln, G9, Variance (Fence) 13-015 <i>2 of 2 Items</i>		Video 01:18:29 – 01:18:47
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	17 Canyon Ct, G13, Ext Alt (Driveway)		Video 01:18:48 – 01:20:19
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 14	185A Polo Park Dr, G13, Tree (Remove 11, Limb 2)		Video 01:20:28 – 01:24:02
Comments:	Homeowner must adhere to Mitigation Plan described in Arborist’s Report on page 7 (ACC Agenda page 10)		
Discussion:			
Action:	Approved with Comments	Motion: Daniel	Unanimous

Item – 15	21 Lost Fork Ln, G13, Construction Change (As-Built) Resubmission		Video 00:14:34 – 00:43:08
Comments:	1) AC Inspector to provide measurement of rear retaining wall and if it is over four (4) feet high, the structural engineering report requested at the 07.18.2024 ACC Meeting will be required, 2) Submit plans for covering concrete wall (rear right) above the retaining wall		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

Item – 16	18 Western Ln, G13, Ext Alt (Driveway)		Video 00:09:18 – 00:11:56
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 17	68 Marigold Dr, G2, Ext Alt (Deck & Hot Tub) Resubmission		Video 01:24:15 – 01:35:52
Comments:	Provide: 1) Plans showing the hot tub will drain into the sewer not the storm water system, 2) Whatcom County permits per AC policy 14.6.7, 3) A site plan showing the location of stairs on the left side, 4) Dimensions of stairs, 5) Plans for privacy screening for the hot tub, 6) Plans and finish detail for three concrete deck pillars that are partially excavated, 7) Plans for demolished concrete wall that is partially covered		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

Item – 18 ADD	ACC Schedule for Remainder of 2024 <i>Added at the meeting</i>		Video 01:35:53 – 01:38:06
Comments:	ACC will have one (1) meeting in December on 12/5/2024. There will be no ACC meeting on 12/19/2024.		
Discussion:			
Action:	Approved with Comments	Motion: Daniel	Unanimous

Meeting Adjourned 10:41 AM