



# Sudden Valley Community Association Architectural Control Committee

Date 12/05/2024

Time 9:00 AM

Location Zoom

## Minutes

<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 (joined @ 9:06 AM), Patric Zwolenski
<b>Excused Absence:</b>	N/A
<b>Attendees:</b>	Diane Bruneau
<b>Observers:</b>	John Fuchs (Items 4 & 5), Jeff & Edwimar Sani (Items 6 & 7), Julie Anne Holder & Toby Swimmer (Item 10)

Item – 1	Approval of 12/05/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 11/21/2024 ACC Meeting Minutes
Item – 3	20 Tee Pl, G1, Tree (Remove 3)
Item – 4	11A Par Ln, G1, Ext Alt (Deck)
Item – 5	11A Par Ln, G1, Ext Alt (Landscaping) <i>withdrawn by homeowner at meeting</i>
Item – 6	68 Marigold Dr, G2, Ext Alt (Path, Steps, Patio)
Item – 7	68 Marigold Dr, G2, Variance (Steps)
Item – 8	34 Morning Glory Dr, G13, New Construction
Item – 9	13 Twin Flower Cir, G13, Tree (Remove 1)
Item – 10	13 Meadow Ct, G9, Tree (Remove 1)
Item – 11	1 Larkspur Ct, G2, Tree (Remove 1)

### Meeting Called to Order 09:03 AM

Item – 1	Approval of 12/05/2024 ACC Meeting Agenda	Video 00:00:22 to 00:00:40
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 2	Consent Agenda – Approval of the 11/21/2024 ACC Meeting Minutes	Video 00:00:42 to 00:01:37
Comments:	Add to Item 7: 3) Deck Railings are required on the lower deck.	
Discussion:		
Action:	Approved with Comments	Motion: Patric Unanimous



<b>Item – 3</b>	20 Tee Pl, G1, Tree (Remove 3)		Video 00:21:45 to 00:29:33
Comments:	Resubmit request with an ISA certified arborist report that includes a Basic Tree Risk Assessment		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

<b>Item – 4</b>	11A Par Ln, G1, Ext Alt (Deck)		Video 00:01:48 to 00:07:42
Comments:	Submit an Exterior Alteration Request for final design of pergola and screening below the deck		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

<b>Item – 5</b>	11A Par Ln, G1, Ext Alt (Landscaping) <i>withdrawn by homeowner at meeting</i>		Video 00:08:24 to 00:09:41
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

<b>Item – 6</b>	68 Marigold Dr, G2, Ext Alt (Path, Steps, Patio)		Video 00:09:48 to 00:19:10
Comments:	1) If a small retaining wall at the back of the property on the uphill side of the patio is needed, submit an Exterior Alteration Request with the details, 2) Patio is approved up to the dimensions provided in the drawing (can be smaller)		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

<b>Item – 7</b>	68 Marigold Dr, G2, Variance (Steps)		Video 00:19:12 to 00:20:40
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

<b>Item – 8</b>	34 Morning Glory Dr, G13, New Construction		Video 00:29:36 to 00:37:48
Comments:	1) String/stake the house boundaries including driveway, walkways, and patios/decks, 2) Locate the lot corners and string to the stakes/pins showing the property boundaries 3) Submit an exterior lighting plan including lights on decks and patios, 4) Submit an updated tree plan		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

<b>Item – 9</b>	13 Twin Flower Cir, G13, Tree (Remove 1)		Video 00:38:45 to 00:41:56
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous



<b>Item – 10</b>	13 Meadow Ct, G9, Tree (Remove 1)	Video 00:20:42 to 00:21:33
Comments:		
Discussion:		
Action:	Approved	Motion: John Unanimous

<b>Item – 11</b>	1 Larkspur Ct, G2, Tree (Remove 1)	Video 00:42:03 to 00:50:27
Comments:	Submit statement from the owners of lots 009 and 010 stating that the tree is not on their property (An email was received by ACC Administration confirming the tree is not on their property on 12/17/24 and is filed in both property files.)	
Discussion:		
Action:	Approved with Comments	Motion: Dan V Unanimous

**Meeting Adjourned 10:00 AM**