

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – December 6, 2016**

As approved January 3, 2017

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:28 PM on December 6, 2016 at the Nanini Library by Howard Buehler.

Present:

Howard Buehler, Chairman
James Davenport, Committee member
Mike Yoquelet, Vice-chairman
Wilbur Beemer, Committee member
Richard Baumann, Alternate member

Absent:

Joe Fernandes, Secretary

Approval of Minutes:

A motion was made to approve the minutes from the November 8, 2016 ACC meeting, with edits. The motion passed 4-0.

Homeowner Comments:

None.

New Applications:

Lot 66 – Initial approval – Repaint house and exterior trim.

An application was submitted to request approval to repaint the exterior walls and trim with colors from the approved "House and Trim Colors" list. Initial approval for this project was granted by e-mail on November 22, 2016. The committee ratified that approval at this meeting.

Pending Applications:

Lot 10 – Initial conditional approval – Backyard ramada.

An application and drawings were submitted to request approval to construct a ramada in the backyard. Initial conditional approval for this project was granted on September 6, 2016. Conditions have not been satisfied as of this date. No action was taken at this meeting.

Lot 35 – Initial approval – Repaint house and exterior trim.

An application was submitted to request approval to repaint the exterior walls and trim with colors from the approved “House and Trim Colors” list. Initial approval for this project was granted on August 2, 2016. No action was taken at this meeting.

Lot 71 – Initial conditional approval – New roof, house and patio.

An application, project specifications and a picture of materials were submitted to request approval to re-roof the existing tile roof and re-roof the existing asphalt patio cover. Initial conditional approval for this project was granted on September 6, 2016. A sample of the replacement tile was examined during a site inspection November 19, 2016, and it was approved for use in limited areas of the roof. The tile work of the roof appears to be complete, but there is an area of mismatched tile on the north pitch of the roof. In addition, flashing along the roof edge not been painted yet. The house will be re-inspected and the homeowner contacted by the management company to determine our next actions.

Lot 105 – Initial approval – Install exterior doors.

An application was submitted to request approval to replace the sliding glass door on the east side of the house with a wood door and to add a storm door to the existing door on the second floor balcony. Initial approval was granted on October 4, 2016. The projects appear to be partially completed. No action taken.

Lot 172 – Initial conditional approval – Re-roof.

An application and pictures of the new roof tile were submitted. This project was previously considered and approved with conditions via email. Initial conditional approval was ratified on October 4, 2016. This project appears to be complete but needs to be inspected. No action taken at this meeting.

Closed Applications:

Lot 22 – Final Approval – Add wrought iron door, extend driveway, add walkway to gate and add new decorative rock.

An application was submitted to request approval to add a new wrought iron door, extend the driveway, add a walkway to the backyard gate and add new decorative rock. Initial conditional approval for these projects was granted on May 12, 2016. Only the door project was completed and final approval was granted for it. This application has expired and remaining portions of the project will have to be resubmitted.

Lot 103 – Initial conditional approval – Replace existing wood roof on ramada.

An application was submitted to request approval to replace the existing wood roof on the backyard ramada with corrugated steel. Initial conditional approval for this project was granted on May 12, 2016. The application has expired, and the homeowner will have to resubmit before doing any work.

Lot 147 – Initial conditional approval – Install solar panels.

An application and architectural plans were submitted to request approval to install solar panels on the roof of the home. Initial conditional approval was granted on October 4, 2016. The panels are installed, but the boxes have not been painted and the 30-day deadline to do so has expired. The application has been referred to the BoD for compliance action

Other Business:

The committee discussed and agreed to a number edits to the Architectural and Landscaping Standards and Rules. The revised document will be submitted to the Board for approval at their December 8, 2016 meeting.

Action Items:

None.

Next Meeting:

Tuesday, January 7. 2017 at 6:30 PM at the Nanini Library.

Adjournment:

The meeting was adjourned by Howard Buehler at 7:55 PM.

Minutes Submitted by:

Howard Buehler on December 14, 2016.