

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE  
Meeting Minutes – February 2, 2016**

As Approved March 1, 2016

**Opening:**

The regular meeting of the Architectural Control Committee was called to order at 6:30 PM on February 2, 2016 at the Nanini Library by Howard Buehler.

The meeting that had been scheduled for December 1, 2015 was cancelled.

The meeting that had been scheduled for January 5, 2016 was cancelled.

**Present:**

Howard Buehler, Chairman  
Mike Yoquelet, Vice-chairman  
Wilbur Beemer, Committee member  
Joe Fernandes, Secretary

**Absent:**

James Davenport, Committee member

**Approval of Minutes:**

A motion was made to approve the ACC meeting minutes from the November 3, 2015 meeting. The motion passed 4-0.

**Homeowner Comments:**

The homeowners from lot #30 commented on two (2) project applications they submitted for approval.

**New Applications:**

**Lot 30 – Resubmitted application – Repaint house and exterior trim.**

The original application that was preliminarily approved on September 1, 2015 to repaint the house exterior and trim with two colors from the approved color list was withdrawn by the homeowner and a new application was submitted at this meeting. A motion was made to grant preliminary approval for this project. The motion passed 4-0.

**Lot 30 – New application – Outside storage unit.**

An application and drawing were submitted to build an outside storage unit on the eastside of the backyard. This project is to conform to the ACC standards. A motion was made to grant preliminary approval for this project. The motion passed 4-0.

**Lot 165 – New application – Roof drain extension.**

An application and picture (diagram) were submitted to build a drain pipe along the wall from the roof to a drain in the ground on the side of the house. Preliminary approval for this project had been granted previously via email. A motion was made to complete the preliminary approval for this project. The motion passed 4-0.

**Pending Applications:**

**Lot 30 – Preliminary approval – Replace exterior light fixtures.**

An application and picture were submitted to request approval to install three replacement light fixtures. Preliminary approval for this project was granted on September 1, 2015.

**Lot 30 – Preliminary approval – Replace backyard playset.**

An application and picture were submitted to request approval to install a new playset to replace the existing playset in the backyard. Preliminary approval for this project was granted on September 1, 2015.

**Lot 105 – Preliminary approval – Repaint house and exterior trim.**

An application was submitted to request approval to repaint the house exterior and trim with two colors from the approved color list. The house will be painted with the existing color and a new trim color will be selected. Preliminary approval for this project was granted on November 3, 2015.

**Completed Applications:**

**Lot 100 - Preliminary conditional approval – Install solar panels (revised).**

Work was completed on this project after the application had expired in July 2015. Homeowner resubmitted this application to request final approval. This project and the additional conditions requested by the ACC when the application was resubmitted have been completed. A motion was made to grant final approval. The motion passed 4-0.

**Expired Applications:**

**Lot 28 – Preliminary conditional approval – Install solar panels.**

An application and site plan were submitted to request approval to install solar panels on the west side of the roof of the home. Preliminary conditional approval for this project was granted on August 11, 2015. The panels have been installed, but the boxes, conduits, etc. need to be painted. This matter will now be referred to the board for further action.

**Lot 74 – Preliminary conditional approval – Patio expansion and deck.**

An application, site plan, floor plan and elevation were submitted to request approval to expand the existing patio and build a deck. Preliminary conditional approval for this project was granted on May 5, 2015. Work on this project has been completed. The homeowner scheduled an inspection by the ACC for final approval.

**Other Business:**

Prompted by the delay on lot #101, a discussion took place regarding the time limits to be imposed on painting of boxes and conduits after a solar panel project has been completed. Time limits will be listed as a condition to approve any future solar projects.

**Action Items:**

None.

**Next Meeting:**

Tuesday, March 1, 2016 at 6:30 PM at the Nanini Library.

**Adjournment:**

The meeting was adjourned by Howard Buehler at 6:48 PM.

**Minutes Submitted by:**

Joseph Fernandes on February 26, 2016.