

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – February 7, 2017**

As Approved March 7, 2017

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:32 PM on February 7, 2017 at the Nanini Library by Howard Buehler.

Present:

Howard Buehler, Chairman
James Davenport, Committee member
Joe Fernandes, Secretary
Mike Yoquelet, Vice-chairman
Wilbur Beemer, Committee member
Rich Baumann, Homeowner

Absent:

None

Approval of Minutes:

A motion was made to approve the minutes from the January 3, 2017 ACC meeting. The motion passed 5-0.

Homeowner Comments:

Rich Baumann provided input regarding the proposed project to be completed by his neighbor on lot # 92.

New Applications:

Lot 23 – New Application – Exterior paint

An application was submitted to request approval to repaint the house, trim, garage and front doors with colors from the approved “House and Trim Colors” list. Initial approval for this project was granted via email. A motion was made to ratify the previous email approval. The motion passed 5-0.

Lot 65 – New Application – Replace roof underlayment

An application and proposal of work were submitted to request approval to replace the roof deck under the tile roof. Initial conditional approval for this project was granted via email. A motion was made to ratify the previous email approval. The motion passed 5-0.

Lot 92 – New Application – New walkway and driveway extension

An application was submitted to request approval to install a new walkway from the curb to the gate on the west side of the house and install a flagstone extension to the west side of the driveway. A motion was made to grant initial conditional approval for this project. The motion passed 5-0.

Lot 178 – New Application – Stain gate

An application was submitted to request approval to stain the wood gate on the side of the house to match the house trim. A motion was made to grant initial approval for this project. The motion passed 5-0.

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. An old cover letter was sent granting initial conditional approval for one year. This application will now remain valid until September 2017.

Lot 103 – Initial conditional approval (Re-opened) – 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 and closed on December 6, 2016, however an old cover letter was sent granting initial conditional approval for one year. This application will now remain valid until May 2017.

Closed Applications:

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. Work on this project has been completed and a motion was made to grant final approval. The motion passed 5-0.

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 and ratified at the December 6, 2016 ACC meeting. Work on this project has been completed and a motion was made to grant final approval. The motion passed 5-0.

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 homeowner decided to install a glass door similar to the previous door on the east side of the house. Work on these project were completed and a motion was made to grant final approval. The motion passed 5-0.

Lot 154 – Initial conditional approval – Pigeon control.

An application, drawings and pictures were submitted to request approval to install various screens and wires on the eaves and roof to control the pigeon problem. Initial conditional approval for this project was granted on January 3, 2017. Work on this project has been completed and a motion was made to grant final approval. The motion passed 5-0.

Other Business:

There was a discussion by the committee about notifications that could be sent to neighbors regarding upcoming projects near their properties.

Action Items:

None.

Next Meeting:

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

Adjournment:

The meeting was adjourned by Howard Buehler at 7:24 PM.

Minutes Submitted by:

Joseph Fernandes on February 15, 2017.