

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – January 3, 2017**

As Approved February 7, 2017

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:26 PM on January 3, 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

Absent:

None

Approval of Minutes:

A motion was made to approve the minutes from the December 6, 2016 ACC meeting. The motion passed 4-0 with one abstention.

Homeowner Comments:

None.

New Applications:

Lot 154 – New Application – 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. A motion was made to grant initial conditional 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. 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. Work on this project has been completed and awaiting an inspection.

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 is awaiting an inspection.

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. Work on this project has been completed and is awaiting an inspection.

Closed Applications:

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

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

Other Business:

Additional discussion regarding communications between the Management Company, homeowners and AC committee regarding open project applications.

Action Items:

None.

Next Meeting:

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

Adjournment:

The meeting was adjourned by Howard Buehler at 6:44 PM.

Minutes Submitted by:

Joseph Fernandes on January 8, 2017.