

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – June 15, 2017
As approved at the July 11, 2017 ACC meeting**

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:34 PM on June 15, 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 May 2, 2017 ACC meeting. The motion passed 5-0.

Homeowner Comments:

None.

New Applications:

Lot 26 – New application – Replacement windows

An application and description of a window replacement installation was submitted. A motion was made to grant initial approval for this project. The motion passed 5-0.

Lot 26 – New application – Repaint house, pop outs and security door

An application was submitted to request approval to repaint the exterior, pop outs and front door of the house. A motion was made to grant initial conditional approval for this project. The motion passed 5-0.

Lot 72 – New application – Roof repairs

An application was submitted to request approval for repairs to the underlayment of the roof. This application was generated because of a violation for not completing an application prior to the work being done. This project was completed. A motion was made to grant final approval. The motion passed 5-0.

Lot 76 – New application – Repaint house

An application was submitted to request approval to repaint the exterior and trim of the house. This application was generated because of a violation for not completing an application prior to the work being done. It could not be confirmed that the work has been completed so a motion was made to grant initial conditional approval only for this project. The motion passed 5-0.

Lot 110 – New application – Install solar panels

An application, layout drawings and pictures were submitted to request approval to install solar panels on the rear facing roof. A motion was made to ratify the initial conditional approval for this project that was previously granted via email. The motion passed 5-0.

Lot 111 – New application – Repaint house and front door

An application was submitted to repaint the exterior of the house including the garage door, trim and front door with colors from the approved paint color list. Work on this project was completed. A motion was made to ratify the initial conditional approval for this project that was previously granted via email and grant final approval as well. 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. The homeowner has asked to proceed with a modified roof pitch. The committee reviewed and agreed with this request.

Lot 45 – Initial conditional approval – Pool/spa

An application and site plan were submitted to request approval to install a pool and spa in the backyard. Initial conditional approval for this project was granted on May 2, 2017. No action was taken at this meeting. This project is in process.

Lot 45 – Initial approval – Repaint pop outs

An application and site plan were submitted to request approval to repaint the pop outs on the exterior of the home. Initial approval for this project was granted on May 2, 2017. No action was taken at this meeting.

Lot 66 – Initial approval – Ramada

An application, drawing and photo of the finished product were submitted to request approval to install a ramada in the northeast part of the backyard. Initial approval for this project was granted on April 4, 2017. No action was taken at this meeting.

Lot 92 – Initial conditional approval – 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. Initial conditional approval for this project was granted on February 7, 2017. The homeowner will be asked to add concrete to the side of the drainage channel to provide ground cover and to help with possible erosion before a final approval can be issued.

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

Because the original application for this project has expired, the homeowner resubmitted a new application to request approval to replace the existing wood roof on the backyard ramada with corrugated steel. Initial conditional approval for the resubmitted application was granted on May 2, 2017. The homeowner has not started this project. No action was taken at this meeting.

Closed Applications:

Lot 72 – Final approval – Roof repairs

An application was submitted to request approval for repairs to the underlayment of the roof. This application was generated because of a violation for not completing an application prior to the work being done. Since this project was already completed, a motion was made to grant final approval. The motion passed 5-0.

Lot 111 – Final approval – Repaint house and front door

An application was submitted to repaint the exterior of the house including the garage door, trim and front door with colors on the approved paint color list. Work on this project has been completed. A motion was made to ratify the initial conditional approval for this project that was previously granted via email and to grant a final approval as well. The motion passed 5-0.

Lot 170 – Expired application – Solar panels

An application and plan design were submitted to request approval to install solar panels on the roof. Initial conditional approval for this project was granted on March 7, 2017. The solar panels have been installed, but the conduits and boxes have not been painted to complete the conditions requested on the initial approval. This application has now expired.

Other Business:

None.

Action Items:

None.

Next Meeting:

Tuesday, July 11, 2017 at 6:30 PM at the Nanini Library.

Adjournment:

The meeting was adjourned by Howard Buehler at 7:10 PM.

Minutes Submitted by:

Joseph Fernandes on June 26, 2017.