

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – March 1, 2016**

As Revised and Approved April 5, 2016

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:30 PM on March 1, 2016 at the Nanini Library by Howard Buehler.

Present:

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

Absent:

None.

Approval of Minutes:

A motion was made to approve the ACC meeting minutes from the February 2, 2016 meeting. The motion passed 4-0 with one member not present at the time of the motion.

Homeowner Comments:

None.

New Applications:

Lot 12 – New application – Extend patio roof.

An application, drawing and photo were submitted to request approval to extend the rear patio roof. A motion was made to grant preliminary approval for this project. The motion passed 5-0.

Lot 21 – New application – Install new light fixtures.

An application was submitted to request approval to install new light fixtures on each side of the garage door. The work on this project had already been completed and a motion was made to grant final approval. The motion passed 5-0.

Lot 132 – New application – Tree variance.

An application was submitted to request a variance to allow the homeowner to maintain only one tree in the front yard. A motion was made to deny approval for this variance. The motion passed 5-0.

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 30 – Preliminary approval – 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approved on September 1, 2015 to repaint the house exterior and trim with two colors from the approved color list was withdrawn by the homeowner and a new application was submitted. Preliminary approval for the resubmitted application was granted on February 2, 2016.

Lot 30 – Preliminary approval – 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. Preliminary approval for this project was granted on February 2, 2016.

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.

Closed Applications:

Lot 21 – New application – Install new light fixtures.

An application was submitted to request approval to install new light fixtures on each side of the garage door. The work on this project was already completed and a motion was made to grant final approval. The motion passed 5-0.

Lot 74 – Expired – 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. This application expired, but a final inspection was completed and a motion was made to grant final approval. The motion passed 5-0.

Lot 165 – Preliminary approval – 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 was granted on February 2, 2016. Work on this project was completed. A motion was made to grant final approval. The motion passed 5-0.

Expired Applications:

None.

Other Business:

None.

Action Items:

None.

Next Meeting:

Tuesday, April 5, 2016 at 6:30 PM at the Nanini Library.

Adjournment:

The meeting was adjourned by Howard Buehler at 6:50 PM.

Minutes Submitted by:

Joseph Fernandes on March 10, 2016.