

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – May 2, 2017**

As Approved June 15, 2017

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:30 PM on May 2, 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 April 4, 2017 ACC meeting. The motion passed 4-0 with one abstention.

Homeowner Comments:

Mr. Betancourt from lot #45 stopped by to drop off an application to request approval to repaint the exterior pop outs of his home with the existing color.

New Applications:

Lot 45 – New application – Pool/spa

An application and site plan were submitted to request approval to install a pool and spa in the backyard. A motion was made to grant initial conditional approval for this project. The motion passed 5-0.

Lot 45 – New application – Repaint pop outs

An application and site plan were submitted to request approval to repaint the pop outs on the exterior of the home. A motion was made to grant initial approval for this project. The motion passed 5-0.

Lot 103 – Resubmitted application – 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. 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. An old cover letter was sent granting initial conditional approval for one year. This application will now remain valid until September 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 management company will notify the homeowner that additional work is needed before the committee can grant final approval.

Lot 170 – Initial conditional approval – 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. The management company will notify the homeowner that the conduits and boxes need to be painted before the committee can grant final approval.

Closed Applications:

Lot 65 – Final approval – Replace roof underlayment

An application and proposal of work were submitted to request approval to replace the roof deck under the tile roof. Work on this project has been completed. A motion was made to grant final approval. The motion passed 5-0.

Lot 103 – Expired original application – 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 original application has now expired. The homeowner has resubmitted a new application.

Lot 177 – Final approval – Rain gutters

An application and plan design were submitted to request approval to install rain gutters on the home. Initial conditional approval for this project was granted on March 7, 2017. Work on this project has been completed. A motion was made to grant final approval. The motion passed 5-0.

Other Business:

None.

Action Items:

None.

Next Meeting:

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

Adjournment:

The meeting was adjourned by Howard Buehler at 6:51 PM.

Minutes Submitted by:

Joseph Fernandes on May 11, 2017.