

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – November 8, 2016**

As Revised and Approved December 6, 2016

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:28 PM on November 8, 2016 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

Amelia Cruz, Homeowner
Rand Mellor, Homeowner

Absent:

None

Approval of Minutes:

A motion was made to approve the minutes from the October 4, 2016 ACC meeting. The motion passed 5-0.

Homeowner Comments:

None.

New Applications:

None.

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. The AC committee has not heard back yet regarding a new roof color for this project and will ask the management company to contact the homeowner regarding the status of this application.

Lot 22 – Initial conditional approval – Add wrought iron door, extend driveway, add walkway to gate and add new decorative rock.

An application was submitted to request approval to add a new wrought iron door, extend the driveway, add a walkway to the backyard gate and add new decorative rock. Initial conditional approval for these projects was granted on May 12, 2016. Only the door project appears to have been completed. This application will expire shortly and the AC committee will check before the next meeting to see if the remaining projects have been completed.

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. The AC committee will ask the management company to check with the homeowner to determine if the project has been completed.

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. The AC committee has requested a tile sample or a picture of the tile.

Lot 103 – Initial conditional approval – 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. Work on this project has not yet started. The homeowner will be notified that this application will expire shortly.

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 projects appear to be partially completed.

Lot 147 – Initial conditional approval – Install solar panels.

An application and architectural plans were submitted to request approval to install solar panels on the roof of the home. Initial conditional approval was granted on October 4, 2016. The panels appear to have been installed, but the boxes still need to be painted.

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 granted by email on September 19, 2016 and ratified at the October 4, 2016 meeting. This project is in progress.

Closed Applications:

None.

Other Business:

The AC committee will request that the management company send copies (email or regular mail) of any correspondence between the homeowner and management company regarding homeowner projects. Copies of correspondence will be requested from October 2016 and going forward.

Proposed changes to the "Architectural and Landscaping Standards and Rules" were presented to the AC committee to review and discuss at the next meeting.

Action Items:

None.

Next Meeting:

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

Adjournment:

The meeting was adjourned by Howard Buehler at 7:02 PM.

Minutes Submitted by:

Joseph Fernandes on November 23, 2016.