

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – October 4, 2016**

As Approved November 8, 2016

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:27 PM on October 4, 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

Lars Hammar, Homeowner

Absent:

None

Approval of Minutes:

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

Homeowner Comments:

The homeowner for Lot 147 presented an application to install solar panels on the roof of his home. The details of the application and conditions for approval were discussed.

New Applications:

Lot 105 – New application – 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. A motion was made to grant initial approval for this project. The motion passed 5-0.

Lot 147 – New application – Install solar panels.

An application and architectural plans were submitted to request approval to install solar panels on the roof of the home. A motion was made to grant initial conditional approval for this project. The motion passed 5-0.

Lot 172 – New application – Re-roof.

An application and pictures of the new roof tile were submitted. This project was previously considered and approved with conditions via email. A motion was made to ratify this initial conditional approval. 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. The committee has not heard back yet regarding a new roof color for this project.

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. These project don't appear to have been completed yet. The homeowner will be notified that the application will expire shortly.

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. No action taken at this meeting.

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 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.

Closed Applications:

Lot 30 – Final approval – Extend driveway.

An application, drawings and pictures of materials were submitted in person by the homeowners to request approval to extend the driveway to the west of the existing driveway. Work on this project has been completed and a motion was made to grant final approval. The motion passed 5-0.

Lot 30 – Final approval – Extend patio roof.

An application and drawing were submitted to request approval to extend the existing patio roof at the rear of the home. Work on this project has been completed and inspected. A motion was made to grant final approval. The motion passed 5-0.

Other Business:

The next ACC meeting which is normally on the first Tuesday of the month has been set for the second Tuesday in November due to a scheduling conflict.

Action Items:

None.

Next Meeting:

Tuesday, November 8, 2016 at 6:30 PM at the Nanini Library.

Adjournment:

The meeting was adjourned by Howard Buehler at 7:05 PM.

Minutes Submitted by:

Joseph Fernandes on October 6, 2016.