

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – September 6, 2016**

As Revised and Approved October 4, 2016

Opening:

The regular meeting of the Architectural Control Committee was called to order at 6:29 PM on September 6, 2016 at the Nanini Library by Howard Buehler.

Present:

Howard Buehler, Chairman
Joe Fernandes, Secretary
Mike Yoquelet, Vice-chairman (arrived late)
Wilbur Beemer, Committee member

Mr. and Mrs. Yamasaki, Homeowners
Rich Baumann, Homeowner
Rand Mellor, Homeowner

Absent:

James Davenport, Committee member

Approval of Minutes:

A motion was made to revise and approve the ACC meeting minutes from the August 2, 2016 meeting. The motion passed 3-0.

Homeowner Comments:

The homeowners for Lot 30, Mr. and Mrs. Yamasaki, presented an application to expand their driveway. The details of the application were discussed and initial conditional approval was granted at this meeting.

New Applications:

Lot 10 – New application – Backyard ramada.

An application and drawings were submitted to request approval to construct a ramada in the backyard. After some discussion, the committee felt that the proposed metal roof of the ramada should be painted in a color that is compatible with the colors of the house and in keeping with the Southwest color scheme of the neighborhood. With this condition specified on the approval, a motion was made to grant initial conditional approval for this project. The motion passed 3-1.

Lot 30 – New application – 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. With the condition that the property drainage must be maintained, a motion was made to grant initial conditional approval for this project. The motion passed 4-0.

Lot 71 – New application – 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. A motion was made to grant initial conditional approval for this project. Several conditions were listed to insure that any exposed metal flashings will be painted with appropriate colors and that the replacement tile is a good match to the existing tile. The motion passed 4-0.

Pending Applications:

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. A motion was made to grant initial conditional approval for these projects on May 12, 2016. No action taken at this meeting.

Lot 30 – Initial 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. Initial approval for this project was granted on April 5, 2016. This project has been completed but has not yet been inspected.

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 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.

Closed Applications:

Lot 96 – Expired, conditions deadline not met – Solar pool heater.

An application was submitted to request approval for a roof-top solar pool heater. This project was previously granted initial conditional approval via email in July 2016. Homeowner did not meet the August 22, 2016 deadline to meet or appeal the conditions required for this project. Referred to the board for further action.

Other Business:

A discussion took place regarding what projects are required to go through the approval process. Projects discussed included house painting, roofing, and windows. It was decided that all applications submitted by homeowners will be considered by the ACC.

Action Items:

None.

Next Meeting:

Tuesday, October 4, 2016 at 6:30 PM at the Nanini Library.

Adjournment:

The meeting was adjourned by Howard Buehler at 7:50 PM.

Minutes Submitted by:

Joseph Fernandes on September 14, 2016.