

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes – December 1, 2020 – Casas Adobes Terrace Park
As approved at 01/05/2021 regular meeting**

CALL TO ORDER:

The meeting was called to order by Rich Baumann at 12:10 PM on December 1, 2020 at Casas Adobes Terrace Park.

PRESENT:

Rich Baumann, Chairman
Joe Fernandes, Secretary

ABSENT:

Mark Hamilton, Committee member, Excused

APPROVAL OF MINUTES:

A motion made to approve the minutes from the November 3, 2020 ACC meeting in the Casas Adobes Terrace Park passed 2-0.

HOMEOWNER COMMENTS:

None.

OLD/NEW BUSINESS:

Lot 28 – 3065 W Placita Montessa – Pool installation – Project delay

The front yard access area is to be re-graded and re-rocked to pre-construction condition and has not been completed yet. The homeowner says the delay is due to contractor issues. The ACC will re-inspect for completion before the 1/5/21 meeting. If the project hasn't been completed, the application will be expired (original expiration date is 11/2/2020) and referred to the Board for further action.

Lot 50 – 3077 W Corte Olivia – Solar panels – Project not complete

The homeowner notified the committee that the project should be completed by December 12, 2020.

Lot 66 – 3076 W Calle Lucinda – Front door security screen – Application not needed

An application and picture was submitted by this homeowner to install a front door security screen. This application was not necessary since the project meets the pre-approved conditions of paragraph 23 or our ACC standards. The homeowner will be notified.

Lot 126 – 2970 W Calle Lucinda – Pool installation – Project delay

An extension for this project was granted until 1/04/2021 due to contractor delays. Work has begun and the ACC will check with the homeowner to see when the project will be completed. The ACC will monitor the front yard access area to insure that it is being kept in a neat condition.

Lot 138 – 2932 W Corte Olivia – Re-roof – (Board violation) – Application received

As a result of a board violation due to work proceeding without an initial approval, an application was submitted by this homeowner to re-roof the house. Work on this project has not been completed and the homeowner will be advised of the need to complete it by 1/5/21.

ACTIONS TAKEN:

Lot 66 – 3076 W Calle Lucinda – Retaining wall – Initial conditional approval – AIL ratification

An application was submitted by this homeowner to install a backyard retaining wall. The project would require the front wall and gate to be taken down. An action in lieu of meeting was done on November 8, 2020 to grant initial conditional approval for this project. A motion to ratify that action passed 2-0.

Lot 66 – 3076 W Calle Lucinda – New gate – Initial conditional approval

An application and picture was submitted by this homeowner to install a new gate to the backyard as a result of the retaining wall project. Based on the picture showing the material and color, a motion made to grant initial conditional approval passed 2-0.

Lot 78 – 6875 N Avenida Adella – Solar panels – Project disapproved

An application and plan drawings were submitted by this homeowner to install solar panels. The placement of the panels was not acceptable to the committee and an alternate placement plan was proposed to the homeowner. The homeowner didn't respond to the ACC's offer to review an alternate panel placement at their home or at our December 1, 2020 meeting, thus a motion to disapprove the project passed 2-0.

Lot 80 – 6855 N Avenida Adella – Solar panels – Final approval

Work on this project has been completed and a motion to grant final approval passed 2-0.

Lot 85 – 3051 W Corte Madelena – Paint house and trim – Final approval – AIL ratification

Work on this project was completed and final approval was granted with an action in lieu of meeting on November 12, 2020. A motion to ratify that action passed 2-0.

Lot 85 – 3051 W Corte Madelena – Re-roof – Final approval – AIL ratification

Work on this project was completed, including the painting required for the roofing project. Final approval was granted with an action in lieu of meeting on November 12, 2020. A motion to ratify that action passed 2-0.

Lot 85 – 3051 W Corte Madelena – New garage lights – Final approval – AIL ratification

Work on this project was completed and final approval was granted with an action in lieu of meeting on November 12, 2020. A motion to ratify that action passed 2-0.

Lot 116 – 2941 W Calle Lucinda – Re-roof – Final Approval

Work on this project was completed including the committee's request for the homeowner to paint the cement flashing above the garage overhang. A motion made to grant final approval passed 2-0.

NEXT MEETING:

Tuesday, January 5, 2021 at 12:00 noon at the Casas Adobes Terrace Park. (Subject to change)

ADJOURNMENT:

A motion was made to adjourn the meeting at 1:05PM. The motion passed 2-0.

MINUTES SUBMITTED BY:

Joseph Fernandes, December 22, 2020.