

**CASAS ADOBES TERRACE HOA – ARCHITECTURAL CONTROL COMMITTEE (ACC)**  
**Meeting Minutes – December 7, 2021 – Casas Adobes Terrace Park**  
**As approved at 01/04/2022 regular meeting**

**CALL TO ORDER:**

The meeting was called to order by Rich Baumann at 12:01 pm on December 7, 2021.

**PRESENT:**

Rich Baumann, Chairman  
Joe Fernandes, Secretary  
Mark Hamilton, Committee member

**HOMEOWNER COMMENTS:**

- None.

**APPROVAL OF MINUTES:**

- A motion made to approve the minutes from the November 2, 2021 ACC meeting passed 3-0.

**OLD/NEW BUSINESS:**

- **Lot 21 – 3064 W Placita Montessa – Install paver walkways/driveway extensions**  
It appears that the project has been completed but not as initially approved. The project was inspected and referred to the board as a violation. At a subsequent meeting, the homeowner has agreed to add concrete to comply with the initial conditions.
- **Paint chart.**  
The committee discussed several issues related to the paint chart. It was decided that the statement regarding the accuracy of electronic images be highlighted or emphasized to make sure homeowners use the actual paint swatches as the most accurate color sample in finalizing their selection. Also more specific wording was added to make homeowners aware that color compatibility is an important consideration when the ACC reviews an application before approving a homeowner's color selections.

**ACTIONS TAKEN:**

- **Lot 62 – 3040 W Calle Lucinda – Gutters – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.
- **Lot 68 – 3088 W Calle Lucinda – Window replacement – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.
- **Lot 96 – 2950 W Corte Madelena – Roof repair – Initial conditional approval (AIL ratification)**  
An application was submitted by this homeowner to repair the roof. A motion made to ratify the AIL granting initial conditional approval dated **11/12/21** passed 3-0.
- **Lot 96 – 2950 W Corte Madelena – Stucco and Window repair – Initial conditional approval (AIL ratification).** An application was submitted by this homeowner to repair the stucco. A motion made to ratify the AIL granting initial conditional approval dated **11/12/21** passed 3-0.
- **Lot 96 – 2950 W Corte Madelena – Repaint house and trim – Initial conditional approval (AIL ratification).** An application was submitted by this homeowner to repaint the house and trim. A motion made to ratify the AIL granting initial conditional approval dated **11/14/21** passed 3-0.
- **Lot 106 – 3056 W Corte Madelena – Front yard landscaping – Initial conditional approval**  
An application was submitted by this homeowner to re-landscape the front yard. A motion to grant initial conditional approval passed 3-0.
- **Lot 106 – 3056 W Corte Madelena – Repaint house and trim – Initial conditional approval**  
An application was submitted by this homeowner to repaint the house and trim. A motion to grant initial conditional approval passed 3-0.
- **Lot 120 – 2910 W Calle Lucinda – Patio cover – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.

- **Lot 120 – 2910 W Calle Lucinda – Roof – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.
- **Lot 124 – 2950 W Calle Lucinda – Roof – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.
- **Lot 168 – 2911 W Placita Montessa – Solar panels – Initial conditional approval**  
An application was resubmitted by this homeowner to install solar panels in an alternative location. The initial application dated 10/27/21 was disapproved because of panel placement. A motion to grant initial conditional approval for the resubmitted application passed 3-0.

**NEXT MEETING:**

Tuesday, January 4, 2022 at 12:00 noon at the Casas Adobes Terrace Park. (Subject to change)

**ADJOURNMENT:**

A motion made to adjourn the meeting at 12:57 pm passed 3-0.

**MINUTES SUBMITTED BY:**

Joseph Fernandes, ACC Secretary, December 26, 2021