

**CASAS ADOBES TERRACE HOA**  
**ARCHITECTURAL CONTROL COMMITTEE (ACC)**  
**Meeting Minutes – June 1, 2021 – Casas Adobes Terrace Park**  
**As approved via AIL on 7/2/21 (to be ratified at 8/3/21 regular meeting)**

**CALL TO ORDER:**

The meeting was called to order by Rich Baumann at 7:59 AM on June 1, 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 May 4, 2021 ACC meeting passed 3-0.

**OLD/NEW BUSINESS:**

- **Lot 158 – 2991 W Placita Montessa – Install pavers in front and side yards.**  
This application was disapproved at our April 6, 2021 meeting. The homeowner was invited to that meeting and again to this meeting to discuss alternatives that would be approved, but did not do so and hasn't responded to previous emails.
  
- **Associa / Town Square Webinar**  
A webinar about automating ACC approvals will be presented on June 9, 2021 at 6:00 – 7:30PM

**ACTIONS TAKEN:**

- **Lot 18 – 3040 W Placita Montessa – Driveway expansion – Initial conditional approval (Ratify AIL) and information request.**
  - a. An application was submitted by this homeowner to expand the driveway and add a pathway from the driveway to the side gate. A motion made to ratify the AIL granting initial conditional approval dated 5/04/2021 passed 3-0.
  - b. It appears the project has been completed but based on an inspection prior to granting final approval, the expansion may not be wide enough to keep vehicle wheels on the pavement. We will send a note to ask the homeowner about this and to let him know adding a foot to the east side, if needed, would be approved. A motion made to send the request passed 3-0.
  
- **Lot 64 – 3060 W Calle Lucinda – Repaint house and trim – Initial approval**  
An application was submitted by this homeowner to repaint the house and trim with approved colors from the ACC paint color list. A motion made to grant initial approval for this project passed 3-0.
  
- **Lot 66 – 3076 W Calle Lucinda – Paver pathway from driveway to gate – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval for this project passed 2-0 with one abstention.
  
- **Lot 70 – 3095 W Calle Lucinda – Shed – Disapproval**  
An application was submitted by this homeowner to install a shed in the side yard against the wall. Because the location did not meet ACC guidelines, a motion made to disapprove the project passed 3-0. The homeowner will be encouraged to consider other locations (some were proposed by the ACC) in the yard that would meet the ACC guidelines and resubmit a new application.
  
- **Lot 89 – 3011 W Corte Madelena – Front yard landscaping/boulders – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.

- **Lot 97 – 2960 W Corte Madelena – Roof repair – Initial conditional approval**  
An application was submitted by this homeowner to repair the roof. A motion made to grant initial conditional approval passed 3-0.
- **Lot 126 – 2970 W Calle Lucinda – Back yard pergola – Request project status**  
This application will expire on 7/05/2021. A motion made to request project status from the homeowner passed 3-0.
- **Lot 136 – 2921 W Corte Olivia – Driveway extension – Initial conditional approval**  
An application and sketch was submitted by this homeowner to widen their driveway. A motion made to grant initial conditional approval passed 3-0.
- **Lot 151 – 2930 W Placita Enrica – New shed – Final approval (Ratify AIL)**  
Work on this project was completed and inspected. A motion made to ratify the AIL granting final approval dated 5/08/2021 passed 3-0.
- **Lot 153 – 2950 W Placita Montessa – Front yard landscaping/hardscape – Initial conditional approval (Ratify AIL) and information / status request.**
  - a. An application to remove a dead tree, add a small retaining wall and patio and add additional decorative rock was submitted by the homeowner. After a visit with the homeowner to review the project, initial conditional approval was granted via an AIL on 5/10/2021. A motion made to ratify the AIL granting initial conditional approval dated 5/10/2021 passed 3-0.
  - b. Work on this project has not started. A motion made to remind the homeowner that the mesquite tree should have been removed and replaced by June 10<sup>th</sup> and that the rest of the project should be completed by September 3, 2021 passed 3-0.
- **Lot 168 – 2911 W Placita Montessa – Repaint house and trim – Initial approval (Ratify AIL)**  
An application was submitted by this homeowner to repaint the house and trim with colors on the approved ACC paint color list. A motion made to ratify the AIL granting initial approval dated 5/12/2021 passed 3-0.
- **Lot 169 – 2910 W Placita Montessa – New room addition – Final approval (Ratify AIL)**  
Work on this project was completed and inspected. A motion made to ratify the AIL granting final approval dated 5/08/2021 passed 3-0.
- **Lot 175 – 7050 N Avenida Adella – Front yard landscaping – Request project status**  
This application will expire on 8/03/2021. A motion made to request project status from the homeowner passed 3-0.

**NEXT MEETING:**

Tuesday, July 6, 2021 at 8:00AM at the Casas Adobes Terrace Park. (Subject to change)

**ADJOURNMENT:**

A motion made to adjourn the meeting at 8:48AM passed 3-0.

**MINUTES SUBMITTED BY:**

Joseph Fernandes, ACC Secretary, July 1, 2021