

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 12 November 2024 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:07 PM

PRESENT:

Amelia Cruz, Chairman
Howard Buehler, Secretary
Rand Mellor, Committee Member

ABSENT:

Mark Hamilton, Committee Member

APPROVAL OF MINUTES:

- The draft minutes of the October 2024 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- The Homeowner from Lot 21 attended the meeting to discuss how best to prepare applications for several upcoming projects on his house. He will be submitting those applications in the near future.

CONTINUING PROJECTS:

- **Lot 49 (Vermette)** – 3083 W Corte Olivia – Replace Security Door
 - Application received 9 September 2024. Approved through 1 January 2025, no conditions. No action taken.
- **Lot 56 (Maldonado)** – 3021 W Corte Olivia - Roof Repair
 - Application received 9 September, worked started same day without approval. Skip initial and go to final inspection. It was noted that the birdstop is dark brown which matches neither the tiles nor the eaves. Homeowner was informed in October that this would need to be repainted and he agreed to do so. No action taken this meeting.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Gutters
 - Valid through 1 Jan 2025. No action taken.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Replace Window
 - Approved through 1 Jan 2025, extended at the request of the homeowner. No action taken.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Roof repair.
 - Approved through 1 Oct 2024. Homeowner has not notified us that work is complete. No action taken.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Window Replacement
 - Application Received 1 August 2024. Approved with conditions through 1 January 2025. No action taken.
- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
 - Paint work still needs to be done on conduit across the roof and boxes on the side of the house. Referred to the Board for compliance action in September. No action taken.
- **Lot 149 (Brightman)** – 2945 W Placita Enrica – Roof repair
 - Application received 14 August 2024. Work completed without approval. Paintwork on eaves, birdstop requires correction before final approval..No action taken.

INITIAL APPROVALS:

- **Lot 30 (Yamasaki)** – 3021 W Placita Montessa – Roof Repair
 - Application received 3 October 2024. Approved with standard conditions through 1 January 2025.
- **Lot 48 (Mellor)** – 3089 W Corte Olivia – Window Replacement
 - Application received 15 October 2024. Approved through 1 January 2025 with condition to repaint patched stucco within 30 days.
- **Lot 107 (Davenport)** - 6876 N Avenida Adella – Extend Garage
 - Application received 4 November 2024. Extensive plans and drawings attached, but we need to confirm that paint and roof tile colors will be unchanged for extension.
- **Lot 109 (Davis)** – 6896 Avenida Adella – Widen Driveway, add walkway.
 - Application received 29 October 2024. Disapproved because paver tiles are not permitted for use as driveway surface. The Homeowner was informed when the application was submitted that it would likely be disapproved. They may resubmit with a plan for using poured concrete.
- **Lot 145 (Whitmore)** – 6970 Avenida Adella – Raise walls and install artificial turf
 - Application received 11 June 2024. Neighbor’s approval letter has been received. Initial approval granted to raise south wall through 1 February 2025. Request to install artificial turf was denied as it is not permitted in front yards. Homeowner had previously waived project for north wall.
- **Lot 145 (Whitmore)** – 6970 N Avenida Adella – Roof repair
 - Application received 11 November 2024. Work to begin 13 November 2024. Approved with standard roof conditions through 1 December 2024.
- **Lot 172 (Bourne)** – 2968 W Placita Montessa – Patio roof repair
 - Application received 6 November 2024. Approved through 1 January 2025. Note this uses a roll-out product and doesn’t include tiles. Both colors offered by the Homeowner were acceptable.
- **Lot 179 (Hien)** – 7074 N. Avenida Adella – Raise Wall, Widen Gate and more
 - Application received 7 May 2024. Scope narrowed to just the gate 6 August 2024. Additional information on gate color and materials was requested but not received. Closed as expired.

CLOSED PROJECTS:

- **Lot 2 (Tran)** – 7085 N Avenida Adella – Extend driveway.
 - Granted final approval.
- **Lot 7 (Mendibles)** – 7069 N Avenida Adella – Roof repairs
 - Granted final approval.
- **Lot 146 (Whitmore)** – 2975 W Placita Enrica – Roof repair
 - Granted final approval.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 3 December 2024 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:50 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 14 November 2024.