

CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 3 December 2024 – Nanini Library

CALL TO ORDER:

The meeting was called to order at 5:05 PM

PRESENT:

Amelia Cruz, Chairman
Howard Buehler, Secretary
Mark Hamilton, Committee Member

ABSENT:

Rand Mellor, Committee Member

APPROVAL OF MINUTES:

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

HOMEOWNER COMMENTS:

- The Homeowner from Lot 107 attended the meeting to discuss his pending application for an addition to his house.

CONTINUING PROJECTS:

- **Lot 30 (Yamasaki)** – 3021 W Placita Montessa – Roof Repair
 - Application received 3 October 2024. Approved with standard conditions through 1 January 2025. No action taken.
- **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. No action taken.
- **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 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. Extended expiration date to 1 January 2025 to coincide with other on-going projects.
- **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 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. No action taken.
- **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. 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 85 (Hale)** – 3051 W. Corte Madelena – Roof Repair
 - Application received 14 November 2024. Work started without approval. Approved through 31 Dec 2024 with standard conditions for roof work.
- **Lot 110 (Winkler)** – 2991 W Calle Lucinda – Roll-up Window Shade
 - Application received 14 November 2024. Approved through 1 February 2025 with conditions.
- **Lot 107 (Davenport)** - 6876 N Avenida Adella – Extend Garage
 - Application received 4 November 2024. Approved through 1 May 25. Per Arizona statute there needs to be an intermediate inspection scheduled when addition is being framed..

CLOSED PROJECTS:

- **Lot 56 (Maldonado)** – 3021 W Corte Olivia - Roof Repair
 - Application received 9 September, worked started same day without approval. Inspected, final approval granted.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Window Replacement
 - Application Received 1 August 2024. Inspected, final approval granted.
- **Lot 172 (Bourne)** – 2968 W Placita Montessa – Patio roof repair
 - Application received 6 November 2024. Approved through 1 January 2025. Inspected, final approval granted.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 7 January 2025 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:40 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 6 December 2024.