

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 7 January 2025 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:00 PM

PRESENT:

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

ABSENT:

None.

APPROVAL OF MINUTES:

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

HOMEOWNER COMMENTS:

- The Homeowner from Lot 131 attended the meeting to discuss the late project application for his roof work.

CONTINUING PROJECTS:

- **Lot 43 (Dauch)** – 3119 W Corte Olivia – Solar Installation
 - Application received 10 December 2024. Work completed without prior approval, approximately October 2022. Amelia has prepared alternative layouts to propose to the homeowner.
- **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 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. No action taken.
- **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. No action taken.
- **Lot 131 (Cullum)** – 2971 W. Corte Olivia – Replace Roof Underlayment
 - Application received 10 December 2024. Work done without prior approval, needing only flashing painted to be finished. Other than discussion with homeowner, 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 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.

INITIAL APPROVALS:

- **Lot 40 (Thibault)** – 3120 W Corte Olivia – Roof Repairs
 - Application received 18 December 2024. Approved though 1 March 2025 with standard roof conditions

CLOSED PROJECTS:

- **Lot 30 (Yamasaki)** – 3021 W Placita Montessa – Roof Repair
 - Application received 3 October 2024. Approved with standard conditions through 1 January 2025. Inspected, final approval granted.
- **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. Inspected, final approval granted.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Gutters
 - Valid through 1 Jan 2025. Inspected, final approval granted.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Replace Window
 - Approved through 1 Jan 2025, extended at the request of the homeowner. Inspected, final approval granted.
- **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. Inspected, final approval granted.
- **Lot 110 (Winkler)** – 2991 W Calle Lucinda – Roll-up Window Shade
 - Application received 14 November 2024. Approved through 1 February 2025 with conditions. Inspected, final approval granted.
- **Lot 128 (Vogler)** – 2990 W Corte Lucinda – Replace Windows
 - Application received 10 December 2024. Started urgently due to active leaks. Inspected, final approval granted.
- **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. Inspected, final approval granted.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 4 February 2025 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:35 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 10 January 2025