

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 6 August 2024 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:15 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 2 July 2024 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Gates
 - Approved through 1 September 2024. No action taken.
- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Roof repair
 - Approved through 1 September 2024. No action taken.
- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Storage Shed
 - Per homeowner request, application is closed. It may be resubmitted at a later date.
- **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. Refer to Board for possible compliance action.
- **Lot 174 (Stewart)** – 2990 W Placita Montessa – Roof Repairs.
 - No action taken.

INITIAL APPROVALS:

- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Window Replacement
 - Application Received 1 August 2024. Approved with conditions through 1 January 2025.
- **Lot 121 (Wooten)** – 2920 Calle Lucinda – 2nd Tree
 - After discussion, it was agreed that this was a maintenance action and no application was necessary. Closed.
- **Lot 123 (Ruka)** – 2940 Calle Lucinda – Solar panels
 - Application received 4 June 2024. Design in review.
- **Lot 145 (Whitmore)** – 6970 Avenida Adella – Raise walls and install artificial turf
 - Application received 11 June 2024. Still pending neighbor's approval letter. No action taken.
- **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 is pending.

CLOSED PROJECTS:

- **Lot 33 (Lauger)** – 3001 W. Placita Montessa – Roof Repair
 - Given final approval.

- **Lot 154 (Casanova)** – 2960 W Placita Enrica – Replace roof on house and ramada (all new tiles)
 - Given final approval.

- **Lot 179 (Hien)** – 7074 Avenida Adella – Roof repair
 - Work started and completed before application submitted due to leaks caused by windstorm.
Given final approval.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 3 September 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, 9 August 2024.