

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

**CALL TO ORDER:**

The meeting was called to order at 5:10 PM

**PRESENT:**

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

**ABSENT:**

Rand Mellor, Committee member

**APPROVAL OF MINUTES:**

- A motion was made to approve the draft minutes of the 2 January meeting as brought forth. It passed 3-0.

**HOMEOWNER COMMENTS:**

- The homeowner for Lot 107 discussed renovations to his house that he was considering.

**CONTINUING PROJECTS:**

- **Lot 49 (Vermette)** – 3083 W Corte Olivia – Solar Screen.
  - No action taken
- **Lot 84 (Kelley)** – 3061 W Corte Madelena - Roof repairs.
  - No action taken
- **Lot 110 (Winkler)** – 2991 W Calle Lucinda – Replace Windows
  - No action taken.
- **Lot 111 (Lucero)** – 2981 W. Calle Lucinda – Roof Repair
  - Work was started and finished without an approved application. Initial approval was deferred, we'll jump straight to Final Approval inspection.
- **Lot 159 (Tvrdy)** – 2981 W Placita Montessa – Solar panels
  - Ratified AILs for repositioning panels and inverter box mid-February.
- **Lot 173 (Castillo)** – 2980 W Placita Montessa – Solar panels.
  - Ratified AILs to reposition inverter box and extend completion date to accommodate required painting.
- **Lot 174 (Stewart)** – 2990 W Placita Montessa – Solar panels.
  - No action taken.

**INITIAL APPROVALS:**

- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
  - No action taken.
- **Lot 147 (Hammar)** – 2965 W Placita Enrica – Exterior Lights
  - Initial approval granted valid through 1 April 2024.

**CLOSED PROJECTS:**

- **Lot 23 (Olson)** – 3080 W Placita Montessa – Replace outdoor garage lights.
  - Expired application reinstated by AIL. Ratified AIL and granted Final Approval.

**OTHER NEW BUSINESS:**

- A standard solar letter was approved for use by the Property Manager to head off common problems with solar projects.
- The new format for minutes and the agenda that includes lot number, homeowner name and street address for each project was discussed, responding to concerns expressed by a homeowner. It was agreed that there was value to the committee in the new format and it would be retained but, if a homeowner requested, we would by exception mask the name. No formal vote was taken.

**NEXT MEETING:**

Tuesday, 5 March 2024 at 5:00pm at the Nanini Library (Subject to change).

**ADJOURNMENT:**

A motion was made to adjourn the meeting at 5:45 pm. It passed 3-0.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 9 February 2024.