

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – 2 January 2024 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:08 PM

**PRESENT:**

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

**HOMEOWNER COMMENTS:**

- None present.

**APPROVAL OF MINUTES:**

- A motion was made to approve the draft minutes of the 5 December meeting as brought forth. It passed 4-0.

**CONTINUING PROJECTS:**

- **Lot 110 (Winkler)** – 2991 W Calle Lucinda – Replace Windows
  - No action taken.
- **Lot 159 (Tvrdy)** – 2981 W Placita Montessa – Solar panels (Board violation).
  - The homeowner has agreed to move the panels as requested. Work is tentatively scheduled for late January.
- **Lot 173 (Castillo)** – 2980 W Placita Montessa – Solar panels.
  - Homeowner will have until mid-January to complete outstanding painting tasks and request final approval.

**INITIAL APPROVALS:**

- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
  - Approval deferred. Committee Chair Amelia Cruz has proposed a revised layout and the homeowner has requested the contractor redesign to conform to our revision. No action taken.
- **Lot 174 (Stewart)** – 2990 W Placita Montessa – Solar panels.
  - Approved with conditions, valid through 1 April. Conditions: “Final inspection for this project includes final for the previous solar project. Painting for all conduits and boxes needs to be complete before inspection.”
- **Lot 84 (Kelley)** – 3061 W Corte Madelena - Roof repairs.
  - Approved with conditions, valid through 1 Feb. Conditions: “Reuse existing tile as much as possible; non-matching replacement tiles to be placed in non-conspicuous locations e.g. backside patch. All rooftop penetrations, birdstop, drip guards, and fascia to be painted within 30 days of roof completion.”
- **Lot 49 (Vermette)** – 3083 W Corte Olivia – Solar Screen.
  - Approved without conditions, valid through 1 April.

**CLOSED PROJECTS:**

- **Lot 23 (Olson)** – 3080 W Placita Montessa – Replace outdoor garage lights.
  - The application was closed as expired due to no action on the part of the homeowner.

**OTHER NEW BUSINESS:**

None.

**NEXT MEETING:**

Tuesday, 6 February 2024 at 5:00pm at the Nanini Library (Subject to change).

**ADJOURNMENT:**

A motion was made to adjourn the meeting at 5:40 pm. It passed 4-0.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 3 January 2024.