

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

CALL TO ORDER:

The meeting was called to order at 5:01 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 4 June meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- The homeowner from Lot 123 was present to discuss the layout of the solar panels on his proposed solar installation. He was provided with different designs that would make the panels less conspicuous. He planned to discuss these designs with his contractor.

- The homeowner from Lot 145 was present to provide clarification on her proposed alterations of the walls on her property. She will obtain written approval from her neighbor at Lot 144 and submit it to the ACC to support approval of her application.

CONTINUING PROJECTS:

- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Storage Shed
 - No action taken.

- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
 - No action taken. Paint work still needs to be done on conduit across the roof and boxes on the side of the house.

- **Lot 154 (Casanova)** – 2960 W Placita Enrica – Replace roof on house and ramada (all new tiles)
 - No action taken.

- **Lot 174 (Stewart)** – 2990 W Placita Montessa – Roof Repairs.
 - No action taken.

INITIAL APPROVALS:

- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Gates
 - Application received 29 June 2024. Approved without conditions.

- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Roof repair
 - Application received 14 June 2024. Approved with the Standard Conditions for Roof Repair attached.

- **Lot 33 (Lauger)** – 3001 W. Placita Montessa – Roof Repair
 - Application received 3 June 2024. Approved with the Standard Conditions for Roof Repair attached.

- **Lot 123 (Ruka)** – 2940 Calle Lucinda – Solar panels
 - Application received 4 June 2024. See comments in Homeowner Forum.

- **Lot 145 (Whitmore)** – 6970 Avenida Adella – Raise walls and install artificial turf
 - Application received 11 June 2024. See comments in Homeowner Forum.
- **Lot 179 (Hien)** – 7074 N. Avenida Adella – Raise Wall, Widen Gate and more
 - Application received 7 May 2024. Additional information requested and needs neighbor approval for wall work. No action taken.

CLOSED PROJECTS:

- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Replace Windows
 - Given final approval.
- **Lot 29 (Bass)** – 3057 W Placita Montessa - Roof Repair
 - Application received 16 June 2024, work completed late May without approval. Skipped initial approval. Given final approval.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Roller Window Shades
 - Given final approval..
- **Lot 111 (Lucero)** – 2981 W. Calle Lucinda – Roof Repair
 - Given final approval.
- **Lot 147 (Hammar)** – 2965 W Placita Enrica – Exterior Lights
 - Expiration of the application at last meeting was rescinded. Given final approval.
- **Lot 151 (Everhart)** – 2930 W Placita Enrica – Above-Ground Pool
 - Given final approval.
- **Lot 158 (Padilla/ Manriquez)** – Play set
 - Application submitted 11 July 23, expired 7 Nov 23. Notified ACC on 8 Dec 2023 that the project was complete and ready for inspection, but message was overlooked. Notified that project was completed without an approved application June 2024. Asked to submit a new application to document completion and final approval. Receive 1 July 2024. Given final approval.

OTHER BUSINESS:

- None.

NEXT MEETING:

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

ADJOURNMENT:

The meeting was adjourned at 5:58 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 3 July 2024.