

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 5 March 2024 – 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:

- A motion was made to approve the draft minutes of the 6 February meeting as brought forth. It passed 4-0.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **Lot 49 (Vermette)** – 3083 W Corte Olivia – Solar Screen.
 - No action taken.
- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
 - Ratified AIL voted 22 February to give initial approval to proceed with project. Condition attached required compliance with solar project instructions provided separately. Valid through 1 May 24.
- **Lot 147 (Hammar)** – 2965 W Placita Enrica – Exterior Lights
 - No action taken.
- **Lot 173 (Castillo)** – 2980 W Placita Montessa – Solar panels.
 - HO told Corena inverter box had been positioned out of sight and project was ready for final, but inspection found the box had not been moved. No action taken but need to reach out to HO to resolve confusion..
- **Lot 174 (Stewart)** – 2990 W Placita Montessa – Solar panels.
 - No action taken.

INITIAL APPROVALS:

- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Storage Shed
 - Initial approval granted with conditions of ensuring shed color is compatible with the house color and that, per ACC Standard paragraph 15, shed maintains 6 feet setback from property walls. Valid through 1 May 24.
- **Lot 106 (Garcia)** – 3056 W. Corte Madelena – Roof Repair
 - Initial approval deferred, need a color sample for the tiles the roofer will use to replaced missing or damaged tiles.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Roller Window Shades
 - Initial approval granted with the condition that the housing for the solar shade blend with the color of the house as closely as possible. Valid through 1 May 24.

CLOSED PROJECTS:

- **Lot 84 (Kelley)** – 3061 W Corte Madelena - Roof repairs.
 - Final Approval granted.
- **Lot 105 (Villareal)** – 3046 W Corte Madelena – Roof repairs
 - Work started and completed without application submitted. .Initial Approval skipped. Granted Final Approval.
- **Lot 109 (Davis)** – 6896 N. Avenida Adella – Roof Repairs
 - Work started and completed without application submitted. Initial Approval skipped. Granted Final Approval.
- **Lot 110 (Winkler)** – 2991 W Calle Lucinda – Replace Windows
 - Final Approval granted.
- **Lot 111 (Lucero)** – 2981 W. Calle Lucinda – Roof Repair
 - Work was started and finished without an approved application. Initial Approval skipped, Final approval deferred due to 1) rows of mismatch tiles on ridges lines at front of house, and 2) unpainted flashing on the front of the house.
- **Lot 159 (Tvrdy)** – 2981 W Placita Montessa – Solar panels
 - Work started without an application submitted. Initial approval skipped. Final Approval granted.

OTHER NEW BUSINESS:

- None.

NEXT MEETING:

Tuesday, 2 April 2024 at 5:00pm at the Nanini Library (Subject to change).

ADJOURNMENT:

A motion was made to adjourn the meeting at 5:50 pm. It passed 4-0.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 6 March 2024.