

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – 7 May 2024 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:05 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 2 April meeting as brought forth. It passed 4-0.

**HOMEOWNER COMMENTS:**

- None.

**CONTINUING PROJECTS:**

- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Storage Shed
  - No action taken.
- **Lot 24 (Kelly)** – 3088 W. Placita Montessa – Replace Windows
  - No action taken.
- **Lot 106 (Garcia)** – 3056 W. Corte Madelena – Roof Repair
  - No action taken.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Roller Window Shades
  - No action taken.
- **Lot 111 (Lucero)** – 2981 W. Calle Lucinda – Roof Repair
  - See second application under Initial Approvals.
- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
  - No action taken.
- **Lot 147 (Hammar)** – 2965 W Placita Enrica – Exterior Lights
  - No action taken, still await notice from HO that it's complete.
- **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 45 (Betancourt)** – 3107 W Corte Olivia – Addition
  - Application received 26 March 24. Initial approval deferred until more information about the project, especially the effect on the exterior, is available and provided.
- **Lot 111 (Lucero)** – 2981 W. Calle Lucinda – Roof Repair 2

- Application received 16 April 24. This is follow-on work to the original project dated 2/1/24 and includes unfinished items from that project. Application was approved with conditions, including the standard conditions for roof repairs and a requirement to complete the remaining tasks from the original project. The original project will be appended to this one and will be managed through this application.
- **Lot 154 (Casanova) – 2960 W Placita Enrica – Replace Garage Doors**
  - Application received 26 March 2024. Approval deferred depending on further information from the owner. New doors have to be painted to match color of the house. If this is the homeowner's plan, then the replacement is simply home maintenance and doesn't require an application. Still await feedback from homeowner.
- **Lot 179 (Hien) – 7074 N. Avenida Adella – Raise Wall, Widen Gate and more**
  - Application received 7 May 2024. Additional information requested.

**CLOSED PROJECTS:**

- **Lot 173 (Castillo) – 2980 W Placita Montessa – Solar panels.**
  - Given final approval.

**OTHER NEW BUSINESS:**

- A draft set of standard conditions for solar panel installations was presented and discussed. The text was approved as offered and it was also agreed to add the instructions for a sun shade over the inverter box. The new document was approved for use.

**NEXT MEETING:**

Tuesday, 4 June 2024 at 5:00pm at the Nanini Library (Subject to change).

**ADJOURNMENT:**

A motion was made to adjourn the meeting at 5:55 pm. It passed 4-0.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 4 April 2024.

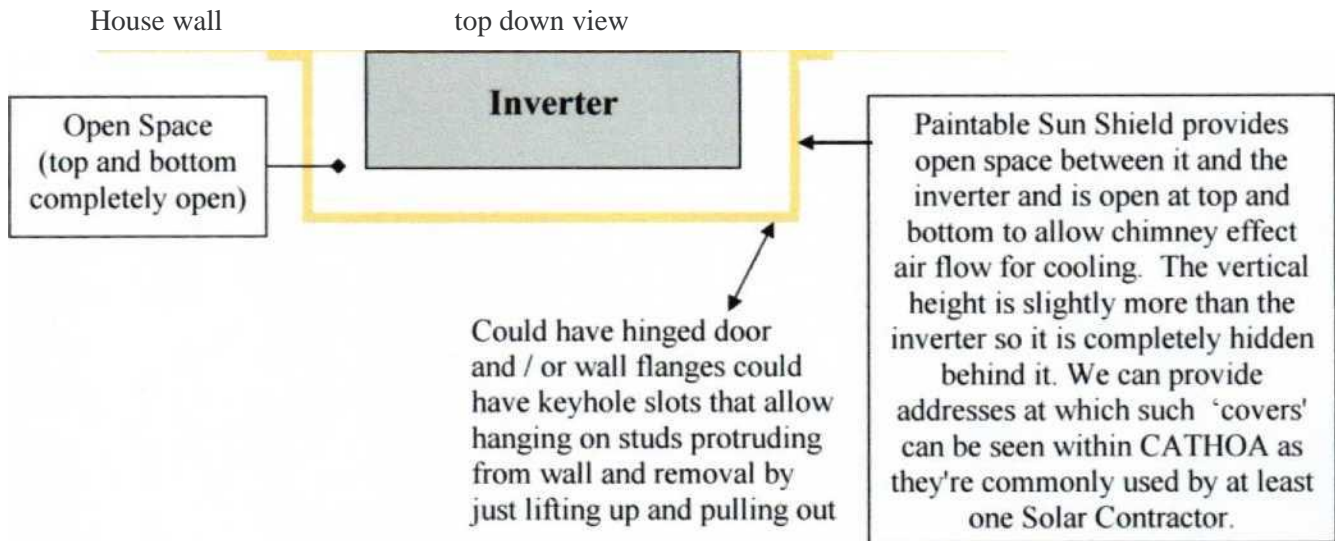
**1 Attachment: Standard Initial Conditions for Solar Installation Applications**

## **Standard Initial Conditions for Solar Panel Installation Applications**

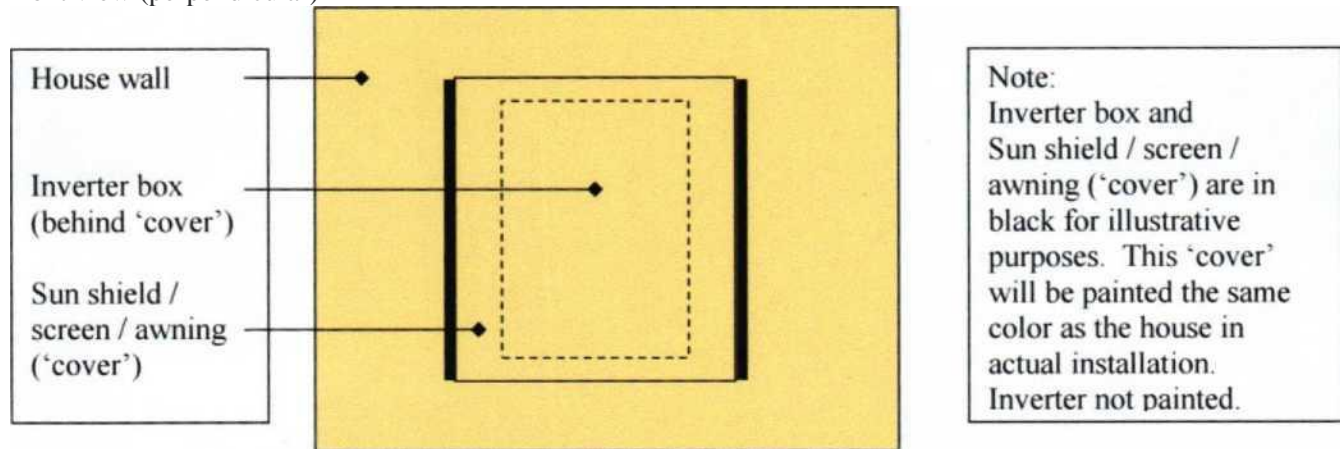
Attach to the application and make reference to this attachment in the Initial Conditions part of the form.

- 1) Your initial solar panel layout may be modified at the request of the ACC to improve aesthetics and minimize the visibility of the panels. Ensure actual installation conforms to the agreed layout.
- 2) All the boxes, conduits and cables etc. must be painted to match what is behind them (roof, eaves, or house wall) within 30 days of the panel installation. All boxes must be:
  - a. Painted to match the house color within 30 days of panel installation .This includes the inverter box, which can be surrounded by a “sunshade” that can be painted rather than being painted directly (instructions attached). It is okay to leave any safety or technical labels on these boxes unpainted.
  - b. Alternatively, if the boxes are mounted to the house behind the back yard wall and lower than the top of that wall such that they are not visible from the street or neighboring property, then the boxes do not need to be painted. Repositioning, if required, must be completed within 30 days of panel installation.
- 3) The homeowner (not the contractor) is responsible to the HOA for compliance with these conditions and for keeping the ACC informed of the project’s progress.

**Casas Adobes Terrace HQA / ACC Committee**  
**Paintable Inverter Sun Shield, Shade Cover, Shade Awning, etc.**



front view (perpendicular)



**Acceptable alternatives to the above**

The inverter(s) can also be located behind (the rear yard side) and below the top (so as to not be visible from the sidewalk) of the stem wall (usually with a gate) that runs perpendicular to the house to the common lot line wall, or otherwise placed out of view<sup>r</sup> such as behind a garage or house feature (jut out or notch) that extends farther out than the main side of the house. Many panel manufacturers have inverters built into their panels which eliminate the need for a separate inverter box that cannot be painted as another alternative