

**CASAS ADOBES TERRACE HOA**  
**ARCHITECTURAL CONTROL COMMITTEE (ACC)**  
**Meeting Minutes – 1 October 2024 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:07 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 3 September 2024 meeting were approved as brought forth.

**HOMEOWNER COMMENTS:**

- None present.

**CONTINUING PROJECTS:**

- **Lot 56 (Maldonado)** – 3021 W Corte Olivia - Roof Repair
  - Application received 9 September, work started same day without approval. Skip initial and go to final inspection. Homeowner has not notified us that work is complete, though it appears it is substantially complete. It was noted that the birdstop is dark brown which matches neither the tiles nor the eaves. We'll inform the homeowner this will need to be corrected before we can approve.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Gutters
  - Valid through 1 Jan 2025. No action taken.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Replace Window
  - Now approved through 1 Jan 2025, extended at the request of the homeowner. No other action taken.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Roof repair.
  - Approved through 1 Oct 2024. Homeowner has not notified us that work is complete, though it appears it is substantially complete. It was noted that the birdstop is dark brown which matches neither the tiles nor the eaves. We'll inform the homeowner this will need to be corrected before we can approve.
- **Lot 110 (Winkler)** – 2991 Calle Lucinda – Window Replacement
  - Application Received 1 August 2024. Approved with conditions through 1 January 2025.
- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
  - Paint work still needs to be done on conduit across the roof and boxes on the side of the house. The decision was made last meeting to refer this to the Board for possible compliance action. No further action taken.
- **Lot 149 (Brightman)** – 2945 W Placita Enrica – Roof repair
  - Application received 14 August 2024. Work completed without approval. Paintwork on eaves, birdstop requires correction before final approval.

**INITIAL APPROVALS:**

- **Lot 2 (Tran)** – 7085 N Avenida Adella – Extend driveway.
  - Approved through 1 November 2024. Condition limits approval to the space between the existing driveway and the front walkway.
- **Lot 49 (Vermette)** – 3083 W Corte Olivia – Replace Security Door
  - Approved through 1 January 2025, no conditions.
- **Lot 73 (Silvas)** – 3035 W Calle Lucinda – Paint Trim.
  - Application received 20 September but dated 9 September, shows work beginning “ASAP” and lasting 2 days. Since roof tiles won’t be disturbed, this is considered just routine maintenance and no approval is required. Closed.
- **Lot 145 (Whitmore)** – 6970 Avenida Adella – Raise walls and install artificial turf
  - Application received 11 June 2024. Still pending neighbor’s approval letter. No action taken.
- **Lot 179 (Hien)** – 7074 N. Avenida Adella – Raise Wall, Widen Gate and more
  - Application received 7 May 2024. Scope narrowed to just the gate 6 August 2024. Additional information on gate color and materials is pending.

**CLOSED PROJECTS:**

- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Gates
  - Given final approval.
- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Roof repair
  - Given final approval.
- **Lot 16 (Huff)** – 3020 Placita Montessa – Window Replacement
  - Application received 27 September, dated 16 September. Windows being replaced due to storm damage but work was delayed due to expense. Skipped initial and went to final inspection. Given final approval.
- **Lot 123 (Ruka)** – 2940 Calle Lucinda – Solar panels
  - Ratified AIL for initial approval from 4 September. Given final approval

**OTHER BUSINESS:**

- None.

**NEXT MEETING:**

Tuesday, 12 November 2024 at 5:00pm at the Nanini Library (subject to change). Note that this is delayed one week from the normal day, due to election.

**ADJOURNMENT:**

The meeting was adjourned at 5:30 pm.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 3 October 2024.