

**CASAS ADOBES TERRACE HOA**  
**ARCHITECTURAL CONTROL COMMITTEE (ACC)**  
**Meeting Minutes – 3 September 2024 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:06 PM

**PRESENT:**

Amelia Cruz, Chairman (participating remotely)  
Howard Buehler, Secretary  
Mark Hamilton, Committee Member  
Rand Mellor, Committee Member

**ABSENT:**

None

**APPROVAL OF MINUTES:**

- The draft minutes of the 6 August 2024 meeting were approved as brought forth.

**HOMEOWNER COMMENTS:**

- Homeowner for Lot 64 was present to discuss their projects. Results are recorded below.

**CONTINUING PROJECTS:**

- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Gates
  - Approved through 1 September 2024. No action taken.
- **Lot 9 (Blackledge)** – 3010 W. Corte Ilianna – Roof repair
  - Approved through 1 September 2024. No action taken.
- **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 64 (Sill)** – 3960 W Calle Lucinda – Roof repair.
  - Application received 26 August 2024. Urgent repair of active roof leak, work to begin 3 September 2024. Given initial approval by AIL 29 August 2024 with the standard initial conditions for roof work. AIL was ratified and the initial approval signed.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Gutters
  - Application received 24 August 2024. Approved with condition that the gutters be painted to match the trim color.
- **Lot 64 (Sill)** – 3960 W Calle Lucinda – Replace Window
  - Application received 3 September 2024. Approved with the condition that any patched stucco be repainted within 30 days of the installation.
- **Lot 123 (Ruka)** – 2940 Calle Lucinda – Solar panels
  - Application received 4 June 2024. Design in review.
- **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 174 (Stewart)** – 2990 W Placita Montessa – Roof Repairs.
  - Given final approval.

**OTHER BUSINESS:**

- None.

**NEXT MEETING:**

Tuesday, 1 October 2024 at 5:00pm at the Nanini Library (subject to change).

**ADJOURNMENT:**

The meeting was adjourned at 5:35 pm.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 9 September 2024.