

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – January 3, 2023 – Nanini Library  
As Approved at the 02/07/2023 Meeting**

**CALL TO ORDER:** The meeting was called to order by Amelia Cruz at 5:07pm on January 3, 2023.

**PRESENT:** Amelia Cruz, Chairman; Joe Fernandes, Secretary; Mark Hamilton, Committee member

**HOMEOWNER COMMENTS:** None

**APPROVAL OF MINUTES:** A motion made to approve the minutes from the December 6, 2022 meeting passed 3-0.

**OLD/NEW BUSINESS:**

- **Lot 138 – Solar panels and painting (Board violation)**  
The committee discussed the solar panels/painting project. The solar panels and painting were originally granted a final approval on 9/06/2022. After receiving a notice from the Board, the homeowner notified the Board in an email dated 12/13/22 that the boxes were indeed painted. After further review, it was decided that the Board will notify the homeowner that the painting is approved.

**ACTIONS TAKEN:**

- **Lot 113 – Exterior painting of house and trim – Initial approval**  
An application to repaint the house and trim was submitted by this homeowner. A motion made to grant initial approval passed 3-0.
- **Lot 118 – Re-roof – Initial conditional approval**  
An application to re-roof the house was submitted by this homeowner. A motion made to grant initial conditional approval passed 3-0.
- **Lot 26 – Re-roof (Board Violation) – Final approval**  
As a result of a Board violation notice for starting the project without prior approval, this homeowner submitted an application to re-roof their home. The project was visually inspected and a motion made to grant final approval passed 3-0.
- **Lot 47 – Solar panels and painting – Date extension**  
In response to a project status email, this homeowner notified the committee in an emailed reply dated 12/02/22 that she is waiting for TEP to install the meter and she will paint the conduits and boxes once the meter has been installed. A motion made to grant a date extension to 3/1/23 passed 3-0.
- **Lot 77 – Re-roof and fascia painting (Board violation) – Final approval**  
Because the painting was not completed before the application expired, a violation notice was issued by the Board. The management company notified the committee in a phone call that the project had been completed. The project was visually inspected and a motion to grant final approval passed 3-0.
- **Lot 87 – Solar panels – Date extension**  
The solar panels have been installed but the conduits and boxes have not been painted. A motion made to grant a date extension to 3/1/23 for this application passed 3-0.
- **Lot 136 – Shed – Final approval**  
This project was inspected and a motion made to grant final approval passed 3-0.

**NEXT MEETING:** Tuesday, February 7, 2023 at 5:00pm at the Nanini Library (Subject to change).

**ADJOURNMENT:** A motion made to adjourn the meeting at 5:45pm passed 3-0.

**MINUTES COMPLETED BY:** Joseph Fernandes, ACC Secretary, January 4, 2023