

CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – July 11, 2023 – Nanini Library
FINAL As Approved at the 08/01/2023 Meeting

CALL TO ORDER:

The meeting was called to order by Amelia Cruz at 5:09pm on July 11, 2023.

PRESENT:

Amelia Cruz, Chairman
Joe Fernandes, Secretary
Howard Buehler, Alternate committee member
Rand Mellor, Homeowner

Mark Hamilton, Committee member - Excused absence

HOMEOWNER COMMENTS:

- None

APPROVAL OF MINUTES:

- A motion made to approve the minutes from the June 6, 2023 meeting passed 3-0.

OLD/NEW BUSINESS:

- **Lot 152 – Solar panels (Board violation).**
The ACC disapproved this application on April 4, 2023 because of panel placement esthetics. The homeowner has not yet responded with an acceptable placement plan for the solar panels. In an effort to resolve the issue, the Board will now escalate this matter.
- **Lot 158 – Exterior house and trim painting.**
The ACC committee followed up with the homeowner regarding completion of the painting. The homeowner said that they will not get to the project until the fall. The homeowner was advised that this application will be expired and he should submit a new application once he is ready to get started.

ACTIONS TAKEN:

- **Lot 3 – Roof replacement/painting (Board violation) – Final approval.**
This project was started without an approved application. The homeowner had been notified that the scalloped bird stop needed to match the drip edge and fascia. The homeowner notified the committee that the painting was now complete. This project was inspected and a motion made to grant final approval passed 3-0.
- **Lot 23 – New driveway lights – Notification to homeowner.**
An application and picture was submitted by the homeowner to install new driveway lights. The committee will contact this homeowner to inspect the lights before initial approval can be granted. A motion made to contact the homeowner to inspect the lights passed 3-0.
- **Lot 73 – Solar panels – Initial conditional approval.**
The homeowner submitted an application and panel placement plan. The ACC committee worked with the homeowner to revise the placement plan for a more esthetic arrangement of the panels. The homeowner contacted the contractor and a revised placement plan was received. A motion made to grant initial conditional approval passed 3-0.
- **Lot 80 – Roof replacement/painting (Board violation) – Final approval.**
This project was started without an approved application. At a previous inspection, it was noted that a portion of the drip edge was not painted. The homeowner notified the committee that the painting would be completed. This project was inspected and a motion made to grant final approval passed 3-0.
- **Lot 158 – Backyard playset – Initial conditional approval.**
An application and picture was submitted by this homeowner to install a playset in the backyard. A motion made to grant initial conditional approval passed 3-0.

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NEXT MEETING:

Tuesday, August 1, 2023 at 5:00pm at the Nanini Library (Subject to change).

ADJOURNMENT:

A motion made to adjourn the meeting at 5:57pm passed 3-0.

MINUTES COMPLETED BY:

Joseph Fernandes, ACC Secretary, July 12, 2023.