

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – June 6, 2023 – Nanini Library  
FINAL As Approved at the 07/11/2023 Meeting**

**CALL TO ORDER:**

The meeting was called to order by Amelia Cruz at 5:00pm on June 6, 2023.

**PRESENT:**

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

Mark Hamilton, Committee member - Excused absence

**HOMEOWNER COMMENTS:**

- None

**APPROVAL OF MINUTES:**

- A motion made to approve the minutes from the May 2, 2023 meeting passed 2-0 with one abstention.

**OLD/NEW BUSINESS:**

- **Lot 73 – Solar panels**  
The ACC committee talked with the homeowners at their home and presented them with an alternative panel placement layout that would be acceptable to the ACC. The homeowners said they would present the alternate panel placement layout to the solar contractor and let the committee know once the revised placement plan was accepted.
- **Lot 152 – Solar panels (Board violation)**  
The solar contractor and homeowner for this project attended the most recent Board meeting. The HOA Board presented them with two alternative panel placement plans and guidelines for painting that would allow the ACC to grant final approval. The contractor said he would present these plans to his manager and would get back to the Board regarding this issue.
- **Lot 158 – Exterior house and trim painting**  
Work on this project was completed. The paint chips were not available during the inspection so that the colors could be verified. This project will be re-inspected using the chips to verify the colors.

**ACTIONS TAKEN:**

- **Lot 3 – Roof underlayment replacement (Board violation) – Notification to homeowner**  
The committee inspected this project so that final approval could be issued. The scalloped bird stop was a different color than the drip edge and fascia. The bird stop, drip edge and fascia must be the same color within 30 days. A motion made to notify the homeowner of this condition passed 3-0.
- **Lot 61 – Shed (resubmitted application) – Initial approval**  
The homeowner re-submitted an application, picture and diagram for installation of a shed. The resubmitted application now meets the size requirement. A motion made to grant initial approval passed 3-0.
- **Lot 80 – Roof underlayment replacement (Board violation) – Notification to homeowner**  
The committee inspected this project so that final approval could be issued. During the inspection, it was noted that a metal drip edge on the south side of the house was not painted. The homeowner was verbally notified that this should be painted within 30 days and he said he will take care of it. A motion made to notify the homeowner of this condition passed 3-0.
- **Lot 120 – Rain gutters – Final approval**  
Work on this project was completed and inspected. A motion made to grant final approval passed 3-0.
- **Lot 182 – Driveway widening – Final approval**  
Work on this project has been completed and inspected. A motion made to grant final approval passed 3-0.

**NEXT MEETING:**

Tuesday, July 11, 2023 at 5:00pm at the Nanini Library (Subject to change).

**ADJOURNMENT:**

A motion made to adjourn the meeting at 5:17pm passed 3-0.

**MINUTES COMPLETED BY:**

Joseph Fernandes, ACC Secretary, June 11, 2023.