

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – November 7, 2023 – Nanini Library**

CALL TO ORDER:

The meeting was called to order by Joe Fernandes at 4:59pm on November 7, 2023.

PRESENT:

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

Mark Hamilton, Committee Member – Excused absence

HOMEOWNER COMMENTS:

- The homeowner from lot 40 discussed the issues regarding his driveway coating project.

APPROVAL OF MINUTES:

- A motion made to approve the minutes from the October 3, 2023 meeting passed 3-0 with 1 abstention.

OLD/NEW BUSINESS:

- Effective with the December 5, 2023 meeting, **Howard Buehler** will become secretary of the ACC committee and **Joe Fernandes** will become an alternate committee member.
- Because our approved driveway paint colors only included three Rust-Oleum colors, it was decided that the following driveway paint colors from Behr paints available at Home Depot would be equivalent to the Rust-Oleum colors:
 - PFC-62 Pacific Fog
 - PFC-31 Traditional Sand
 - PFC-27 Rattan
- **Lot 159 – Solar panels (Board violation)**
This application has not been acted upon because the committee and Board are still waiting to hear from the homeowner regarding our request to move the panels. The Board has offered to consider removing fines if once the panels are moved to the east roof and the project has received final approval.

ACTIONS TAKEN:

- **Lot 30 – Replace roof underlayment (Board violation) – Final approval**
Work on this project was completed without prior approval. An inspection was completed and a motion made to grant final approval passed 4-0.
- **Lot 40 - Driveway coating (Board violation) – Notice to homeowner**
The original paint color on this application was disapproved. In response to the homeowner's request the committee selected three equivalent colors from Behr paints. At tonight's meeting the homeowner decided to use PFC-62 Pacific Fog. A motion made to update the original application and notify the homeowner that this new color is acceptable passed 4-0.
- **Lot 61 – Shed – Application expired**
In response to a request for status of the project, the homeowner notified the committee that the shed project has been delayed and they will submit a new application once they are ready to restart the project. A motion made to expire this application passed 4-0.

- **Lot 110 – Paver walkway to backyard – Notice to homeowner**

In response to a request for status of the project, the homeowner notified the committee that the project may not be completed by the application deadline. A motion was made to ask the homeowner to notify the committee if the project can be completed by the 12/07/23 deadline. If the project can't be completed by 12/07/23, the committee will expire it and ask the homeowner to re-submit the application once a completion date can be set. The motion passed 4-0.

- **Lot 110 – Replace windows – Initial conditional approval**

An application and description of the windows was submitted by the homeowner. A motion made to grant initial conditional approval passed 4-0.

- **Lot 134 – Roof repair (Board violation) – Final approval**

Work on this project was completed without prior approval. An inspection was completed and a motion made to grant final approval passed 4-0.

- **Lot 152 – Solar panels (Board violation) – Ratification of AIL for final approval**

Work on this project was completed without prior approval. An inspection was completed and a final approval was granted on 10/06/23 with an AIL. A motion made to ratify this AIL passed 3-0 with one abstention.

- **Lot 158 – Backyard playset – Application expired**

In response to a request for status of the project, the homeowner notified the committee that the project may not be completed by the application deadline. A motion made to expire the application passed 4-0.

- **Lot 174 – Solar panels – Notice to homeowner**

This application was set to expire on 11/07/23, but the Board was notified that a roof repair will be needed and the solar panels will have to be temporarily removed. A motion made to notify the homeowner that an application needs to be submitted for the roof repair and that the solar panel application's expiration date will be extended to match the completion date of the roof repair passed 4-0.

NEXT MEETING:

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

ADJOURNMENT:

A motion made to adjourn the meeting at 5:57 pm passed 4-0.

MINUTES COMPLETED BY:

Joseph Fernandes, ACC Secretary, November 7, 2023.