

CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – October 3, 2023 – Nanini Library
FINAL As Approved at the 11/07/2023 Meeting

CALL TO ORDER:

The meeting was called to order by Joseph Fernandes at 5:09pm on October 3, 2023.

PRESENT:

Amelia Cruz, Chairman
Joe Fernandes, Secretary
Mark Hamilton, Committee Member
Rand Mellor, Committee Member

HOMEOWNER COMMENTS:

- None

APPROVAL OF MINUTES:

- A motion made to approve the minutes from the September 5, 2023 meeting passed 3-0 with 1 abstention.

OLD/NEW BUSINESS:

- **Rand Mellor** was appointed as a member of the ACC committee at the last Board of Directors meeting.
- **Lot 40 – Driveway coating (Board violation) – Disapproved application**
Fines for this homeowner will be placed on hold. The homeowner will be notified of the approved colors that can be used to repaint the driveway and asked to resubmit the application with an approved color.
- **Lot 134 – Roof repair (Board violation) – New application received**
As a result of a Board violation notice for starting a project without prior approval, this homeowner submitted an application for roof repair. This project needs to be inspected prior to granting final approval.
- **Lot 152 – Solar panels (Board violation) – Disapproved application**
The homeowner has been notified that a final inspection needs to be completed by October 8, 2023.
- **Lot 159 – Solar panels (Board violation) – Disapproved application**
The Board offered to remove fines if the homeowner moves the panels from the west roof to the east roof. An inspection needs to be done to confirm the move.

ACTIONS TAKEN:

- **Lot 23 – Replace outdoor garage lights – Date extension**
The homeowner notified the committee that he was unable to complete the project and would like a date extension for his application. A motion to extend the 'valid through' date to January 2, 2024 passed 4-0.
- **Lot 84 – Solar panels – Application expired**
The homeowner notified the committee that they have decided not to move forward with the solar panels project at this time. A motion made to expire this application passed 4-0.
- **Lot 110 – Paver walkway to backyard – Initial approval**
The homeowner submitted an application to replace a concrete walk with decorative pavers. A motion to grant initial approval passed 4-0.
- **Lot 158 – Backyard playset – Date extension**
The homeowner never responded to the committee's request for status on this project. It doesn't appear to be completed based on a visual inspection from the street. A motion made to extend the 'valid through' date to November 7, 2023 passed 4-0.

- **Lot 173 – Solar panels – Initial conditional approval**

An application and panel placement plan was submitted by this homeowner. A motion to grant initial conditional approval passed 4-0.

NEXT MEETING:

Tuesday, November 7, 2023 at 5:00pm at the Nanini Library (Subject to change).

ADJOURNMENT:

A motion made to adjourn the meeting at 5:41pm passed 4-0.

MINUTES COMPLETED BY:

Joseph Fernandes, ACC Secretary, October 5, 2023.