

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 1 April 2025 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:08 PM

PRESENT:

Howard Buehler, Secretary
Mark Hamilton, Committee Member
Rand Mellor, Committee Member

ABSENT:

Amelia Cruz, Chairman

APPROVAL OF MINUTES:

- The draft minutes of the March 2025 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **Lot 21 (Gonzalez)** – 3064 W Placita Montessa – Roof Repair
 - Application received 4 March 25, work started and completed October 2024 without application or approval. Inspected; birdstop was still brown, not painted to match trim or tiles. Approval deferred.
- **Lot 24 (Kelly)** -3088 Placita Montessa – New Windows.
 - Received 20 February 2025. Approved with conditions concerning trim color, no reflective glass, and stucco repairs. Approval good through 1 May 2025. No action taken.
- **Lot 39 (Al Mohammed)** – 3090 W Corte Olivia – Arizona room
 - Application received 24 January 2025. Approved with conditions through 6 June 2025. Conditions require than any exposed framework or trim match the house. No action taken.
- **Lot 43 (Dauch)** – 3119 W Corte Olivia – Solar Installation
 - Application received 10 December 2024. Work completed without prior approval, approximately October 2022. Proposed revisions to layout provided. Seeking a meeting with the homeowner to discuss.
- **Lot 85 (Hale)** – 3051 W. Corte Madelena – Roof Repair
 - Application received 14 November 2024. Work started without approval. Approved through 31 Dec 2024 with standard conditions for roof work. On final inspection found that birdstop was plain white instead matching the trim color. Needs resolved before it can get final approval.
- **Lot 107 (Davenport)** - 6876 N Avenida Adella – Extend Garage
 - Application received 4 November 2024. Approved through 1 May 25. Per Arizona statute there needs to be an intermediate inspection scheduled when addition is being framed. No action taken
- **Lot 136 (Durazo)** – 2921 W Corte Olivia – Solar panels
 - Paint work still needs to be done on conduit across the roof and boxes on the side of the house. Referred to the Board for compliance action in September. No action taken.

INITIAL APPROVALS:

- **Lot 165 (Milligan)** – 2929 W Placita Montessa – Finish top course of back wall
 - Received 21 January 2025. Involves a section of shared wall, requires signed approval by Lot 164 neighbor. Hold for that.

CLOSED PROJECTS:

- **Lot 21 (Gonzalez)** – 3064 W Placita Montessa – Window Replacements
 - Replace all five windows in front face of house. Application received 4 March 25, work started and completed November 2024 without application or approval. Inspected, final approval granted.
- **Lot 21 (Gonzalez)** – 3064 W Placita Montessa – Replace Garage Door
 - Replace garage door, color to match house color. Application received 4 March 25, work started and completed November 2024 without application or approval. Inspected, final approval granted.
- **Lot 30 (Yamasaki)** – 3021 W Placita Montessa – Roof Repair
 - Application received 3 October 2024. Approved with standard conditions through 1 January 2025. Final approval granted in error at January meeting. Inspected; not all the birdstop is correctly painted and there is visible unpainted flashing on either side of the front door gable. On inspection this month all issues were resolved and final approval was granted.
- **Lot 66 (Hamilton)** – 3076 Calle Lucinda – Roof replacement
 - Received 24 January 2025. Approved with Standard Roof Conditions through 1 April 2025. Inspected, final approval granted.
- **Lot 100 (Wall)** – 2996 W Corte Madelena – Roof repair, Exterior paint
 - Received 13 January 2025. Approved with Standard Roof Conditions by AIL 16 January 2025, ratified at this meeting. Roof required removal and reinstallation of solar panels. Reinstallation will need inspected against Standard Conditions for Solar. Inspected, final approval granted.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 6 May 2025 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:30 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 4 April 2025.