

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – 6 May 2025 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:00 PM

**PRESENT:**

Amelia Cruz, Chairman  
Howard Buehler, Secretary  
Mark Hamilton, Committee Member  
Rand Mellor, Committee Member

**ABSENT:**

None

**APPROVAL OF MINUTES:**

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

**HOMEOWNER COMMENTS:**

- The homeowner for Lot 43 was present to discuss the solar project for her lot. See Lot 43 below for a summary of the discussion.

**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. Previously inspected; birdstop is 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. Await confirmation by the homeowner that the project is ready to inspect. 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 was completed without prior approval, approximately October 2022. Per discussion with the homeowner at this meeting, she had been unaware of the need for HOA approval before she did the work two years ago. She understands our concerns and is willing to work with us to modify the layout as necessary. Our proposed revisions did not reach her in January; they were retransmitted and confirmed received during the meeting. She will contact her contractor and work with Amelia to try to achieve a resolution.
- **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. Previous inspection found that the birdstop was plain white instead matching the trim color. Needs resolved before it can get final approval. No action taken.
- **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 80 (Villareal)** – 6855 N Avenida Adella – Gravel
  - Received 22 April 2025. Approved through 1 June. Initial conditions were to use the proposed color and that the rock be of the size specified in The ACC Standards.
- **Lot 111 (Lucera)** – 2981 W. Calle Lucinda - Replace gate.
  - Received 6 May 2025. Approved through 1 July with initial conditions on the color of the insert.
- **Lot 113 (Urrea)** – 2961 W Calle Lucinda – Gravel
  - Received 21 April 2025. Approved through 1 July. Initial conditions were to use the proposed color and that the rock be of the size specified in The ACC Standards.
- **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. It was agreed that if nothing was heard from the homeowner by then, the application would be expired at the next meeting.

**CLOSED PROJECTS:**

- None.

**OTHER BUSINESS:**

- None.

**NEXT MEETING:**

Tuesday, 3 June 2025 at 5:00pm at the Nanini Library (subject to change).

**ADJOURNMENT:**

The meeting was adjourned at 5:42 pm.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 8 May 2025.