

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

**CALL TO ORDER:**

The meeting was called to order at 5:08 PM

**PRESENT:**

Amelia Cruz, Chairman (BY PHONE)  
Howard Buehler, Secretary  
Mark Hamilton, Committee Member

**ABSENT:**

Rand Mellor, Committee Member

**APPROVAL OF MINUTES:**

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

**HOMEOWNER COMMENTS:**

- Homeowners from Lot 21 were present to discuss color choices for repainting their house (outstanding issue of birdstop color would be resolved as part of this, reference below. They expressed a desire to paint both house and trim the same color, which is permitted with certain colors. However, their preferred choice was a color that can only be used for trim, not the house. They agreed to go back and reconsider their choice.

**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. There has no response to requests to correct this; referred to the Board for compliance action. See Homeowner Comments above.
- **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. Await notice from homeowner that the project is complete. 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 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. Await notice from homeowner that the project is complete. No action taken.
- **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. There has no response to requests to correct this; referred to the Board for compliance action.
- **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. At homeowner's request, project approval has been extended to 1 January 2026.
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- **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. Await notice from homeowner that the project is complete. No action taken.
- **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 must be of the size specified in the ACC Standards. Project was reported completed and final inspection conducted. Unfortunately, the new rock was found to be too light a color to be accepted. We will require that the homeowner select a rock of a darker color that can be raked into and mixed with the existing rock to make it more like the blends used on other lots in the community. Before actually committing to purchase and delivery of this additional rock they need to submit a small sample (actual rocks, not a picture) to the ACC to approve. We recognize that the ACC shares responsibility for the present situation since we approved the color used when the application was submitted. The homeowner may present a copy of the invoice for the additional rock to the HOA and will receive partial or full reimbursement for the additional expense.
- **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.

**INITIAL APPROVALS**

- None.

**CLOSED PROJECTS:**

- None.

**OTHER BUSINESS:**

- None.

**NEXT MEETING:**

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

**ADJOURNMENT:**

The meeting was adjourned at 6:05 pm.

**MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 3 July 2025.