

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 5 August 2025 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:05 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 July 2025 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- Homeowner from Lot 39 was present to discuss revision of his project to include glass windows in his new Arizona Room, and to provide an updated application.

CONTINUING PROJECTS:

- **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. Homeowner's request on 1 August to switch to glass windows was approved as a modification to the existing application, good through 1 November 2025.
- **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. Homeowner is working with the contractor to develop a revised layout for our review. No action taken.
- **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 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 was extended to 1 January 2026 at July meeting. No action taken.
- **Lot 113 (Urrea)** – 2961 W Calle Lucinda – Gravel
 - Received 21 April 2025. Approved through 1 July. Await review with homeowner of a sample of rock to adjust the color of the current layer in the yard. 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.

INITIAL APPROVALS

- **Lot 109 (Davis)** – 6896 N Avenida Adella – Extend Driveway and Add Walkway
 - Received 11 July 2025. Widens driveway by adding extensions on both north and south sides, plus adds a walkway to the backyard gate on the north side. Approved through 1 November 2025 with no conditions.

CLOSED 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. Per e-mail from the homeowner, it's been completed. Inspected and approved.
- **Lot 29 (Bass)** – 3057 W Placita Montessa – Mesh Enclosure of Patio
 - Received 2 July 2025. Work was apparently completed in 2019, asking for retroactive approval. Skip Initial Approval, go straight to Final. Inspected and approved.
- **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. Per e-mail from the homeowner, it's been corrected. Inspected and approved.
- **Lot 90 (Jee)** – 3001 W Corte Madelena – Roof Repair
 - Received 10 July 2025. Retroactive application covering repair of an active roof leak. Work is complete and ready to inspect. Skip Initial Approval, go straight to Final. On inspection, lighter colored replacement tiles were found clustered on the front face of the roof, so approval was deferred.
- **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. Inspected and approved.
- **Lot 144 (Roberts)** – 6960 N Avenida Adella – Roof Repair
 - Received 24 July 2025. Retroactive application covering repair of storm damage earlier this year. Work completed in February and ready to inspect. Skip Initial Approval, go straight to Final. Inspected and approved

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 2 September 2025 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:45 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 8 August 2025.