

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 2 September 2025 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:15 PM

PRESENT:

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

ABSENT:

Mark Hamilton, Committee Member

APPROVAL OF MINUTES:

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

HOMEOWNER COMMENTS:

- Homeowner from Lot 113 was present to discuss the color of their landscape rocks which at present is too light to approve. Issues discussed included the size of the rock sold by the vendor (rock sold as nominally ¾" inch was close to 2" in size in some cases); the apparent coating of darker rock with kind of lighter substance; and which new color, when added, will most economically darken it sufficiently to approve. Plan is to obtain a small amount of the new rock and deploy it in a side area as a test before doing the entire yard.

CONTINUING PROJECTS:

- **Lot 39** – 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. No action taken.
- **Lot 43** – 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** – 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 90** – 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 of the front face of the roof, so approval was deferred. Per e-mail from the homeowner, they are working with their roofer to make corrections. No action taken.
- **Lot 107** – 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 109** – 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. No action taken.

- **Lot 113** – Gravel
 - Received 21 April 2025. Approved through 1 July. See comments above. No action taken.

- **Lot 136** – 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 47** – Remove and Replace Tree
 - Received 2 September 2025. Remove oak tree from under mesquite tree, replace with a palm tree in a different location. Palm trees do not meet the definition of a “tree” in the ACC Standards paragraph 31.a. Disapproved

- **Lot 47** – Expand Driveway
 - Received 2 September 2025. Requests to expand both sides of the driveway using paver stones. Pavers stones are not permitted for use as a driveway surface, only poured concrete is permitted. Disapproved.

CLOSED PROJECTS:

- None.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday, 7 October 2025 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:50 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 5 September 2025.