

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – 7 October 2025 – Nanini Library**

**CALL TO ORDER:**

The meeting was called to order at 5:05 PM

**PRESENT:**

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

**ABSENT:**

None.

**APPROVAL OF MINUTES:**

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

**HOMEOWNER COMMENTS:**

- Homeowners from Lots 90, 166 and 177 were present for discussion of their projects, discussions are captured below.
- Lot 16 was present to discuss a proposed project. An application may be forthcoming.

**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. Homeowner informed us by e-mail that the start of the project had been delayed and we approved an extension through 1 December 2025.
- **Lot 107** – Extend Garage
  - Application received 4 November 2024. Approved through 1 May 25. At homeowner's request, project approval was extended to 1 January 2026 at July meeting. Intermediate inspection completed 12 September 2025, no problems noted. Homeowner brought up a proposed addition to the plan, addition of a swamp cooler to either the southern exterior wall or the roof. After discussion, we will suggest that it or either be mounted on the roof or that the homeowner consider a mini-split A/C unit instead.
- **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 136** – Solar panels
  - Paint work still needs to be done on conduit across the roof. Referred to the Board for compliance action.

## **INITIAL APPROVALS:**

- **Lot 166** – Replace windows
  - Received 2 September 2025. Replace multiple windows due to wear and tear. Approved through 1 December 2025 with conditions, window frames need to match color of existing frames and any damage to stucco during installation must be patched and painted within 30 days of installation.
- **Lot 177** – Repaint Trim New Color
  - Received 19 September 2025. Repaint trim with DE6070 Chocolate Chunk. Approved through 1 November 2025 with no conditions.

## **CLOSED PROJECTS:**

- **Lot 90** – Roof Repair
  - Received 10 July 2025. Retroactive application covering repair of an active roof leak. Skipped Initial Approval, went straight to Final. On inspection, lighter colored replacement tiles were found clustered of the front face of the roof, so approval was deferred. Problem has been corrected and found satisfactory on inspection. Final approval granted.
- **Lot 113** – 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. Final approval was attempted in July but rock as installed was too light to approve. Requested homeowner to select a darker color to blend in and darken the overall appearance. Physical sample of add-in rock approved 25 September 2025. After installation of the additional darker rock final approval was granted.

## **OTHER BUSINESS:**

- None.

## **NEXT MEETING:**

Tuesday, 4 November 2025 at 5:00pm at the Nanini Library (subject to change).

## **ADJOURNMENT:**

The meeting was adjourned at 5:53 pm.

## **MINUTES COMPLETED BY:**

Howard Buehler, ACC Secretary, 9 October 2025.