

CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 4 November 2025 – Nanini Library

CALL TO ORDER:

The meeting was called to order at 5:25 PM

PRESENT:

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

ABSENT:

Rand Mellor, Committee Member

APPROVAL OF MINUTES:

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

HOMEOWNER COMMENTS:

- The homeowner from Lot 168 was present to present rock samples for his upcoming project. Results are documented below.

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. Need an update – ready for final or extension needed? 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. No action taken.
- **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. 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. Need an update – ready for final or extension needed? 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.

- **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. No action taken.
- **Lot 177** – Repaint Trim New Color
 - Received 19 September 2025. Repaint trim with DE6070 Chocolate Chunk. Approved through 1 November 2025 with no conditions. Need an update – ready for final or extension needed? Need an update – ready for final or extension needed? No action taken.

INITIAL APPROVALS:

- **Lot 5** – Repaint house
 - Received 29 October 2025. The application only called out painting the house with an approved color, didn't indicate whether the trim was to be repainted and if so, what color. Note that the standards do not permit the house and the trim to be the same color. Approval deferred pending clarification.
- **Lot 16** – Replace sliding door with window
 - Received 21 October 2025. Replace sliding glass door in a bedroom with a window due to wear and tear, restore surrounding interior and exterior wall. Approved through 1 January 2026.
- **Lot 47** – Remove and replace tree in the front yard
 - Received 8 October 2025. Replaces dead oak tree with an acacia tree. This updates previously disapproved application to use a palm tree. Approved through 1 January 2026.
- **Lot 47** – Expand driveway
 - Received 8 October 2025. Using poured concrete to expand the driveway 4' on either side. Approved through 1 January 2026.
- **Lot 168** – Re-rock front and side yards
 - Received 23 October 2025. Plan is to rerock with fresh rock as close as possible to existing color. Homeowner brought samples for review. We approved use of 1" Desert Brown for the project. Approved through 1 January 2026.

CLOSED PROJECTS:

- None.

OTHER BUSINESS:

- None.

NEXT MEETING:

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

Note: Due to conflicts for the Nanini conference rooms, the January meeting was moved to Monday 5 January.

ADJOURNMENT:

The meeting was adjourned at 5:50 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 6 November 2025.