

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

CALL TO ORDER:

The meeting was called to order at 5:05 PM

PRESENT:

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

ABSENT:

None.

APPROVAL OF MINUTES:

- The draft minutes of the 4 November 2025 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **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 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 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 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. Homeowner requested extension due to delayed delivery of new windows. Extension approved to 1 February 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.
- **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. Update received 20 November 2025. Requested to repaint house with Dunn Edwards DEC738 and trim with Dunn Edwards DE6139. Approved through 1 February 2026.
- **Lot 10** – Garage Extension
 - Received 7 November 2025. Approved through 1 June 2026 with two conditions; 1) homeowner is responsible for all county permits and inspections 2) the homeowner needs to contact management company when framing is complete so the ACC may conduct an intermediate inspection (required by Arizona statute for major projects).
- **Lot 59** – Roof and fascia repair
 - Received 4 November 2025. Shows replacement tile, plans to color match current paint. Roof work was completed prior to the application, the fascia work remains to be done. Approved for fascia work through 1 February 2026 with the condition that the standard conditions for roof work will be applied to both the roof work and the fascia repairs at final inspection.
- **Lot 77** – Repaint Fascia Boards
 - Latest version received 3 November 2025. Roof repairs and repair/ replace/ repaint some fascia boards using Dunn Edwards 6139 following compliance letter. Approved through 1 February 2026.
- **Lot 80** – Gravel
 - Originally received 22 April 2025, expired, update received 20 November 2025. Still using the previously approved Apache Brown. Approved through 1 January 2026 with the condition that the rock be no smaller than 3/8" and no more 1".
- **Lot 80** – Tree Waiver
 - Received 25 November 2025. Requests waiver of second tree requirement in the front yard due to the size and root spread of the existing tree. Waiver is approved but is temporary. When the existing tree is removed it must be replaced with two trees in accordance with the ACC Standards in effect at the time. The application is closed, no final inspection required.
- **Lot 121** – Replace dead tree
 - Received 20 November 2025. Replace dead tree and shrubs. Approved through 1 February 2026 with the condition that the new tree be at least 6 feet tall when planted.

CLOSED PROJECTS:

- **Lot 14** – Roof repair
 - Application received 2 December 2025. Work was completed before application was submitted, so we skipped initial approval and went straight to final inspection. Final inspection was approved.
- **Lot 39** – Arizona room
 - Application received 24 January 2025. Approved with conditions through 6 June 2025. Conditions require that 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. Final inspection approved.

OTHER BUSINESS:

- None.

NEXT MEETING:

Monday, 5 January 2026 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:48 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 5 November 2025.