

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 3 February 2026 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:11 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 5 January 2026 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **Lot 5 – Repaint house**
 - Receive 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. Per homeowner e-mail, work has not begun yet. Extended through 1 March 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). 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 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. No action taken.
- **Lot 80 – Paint Fascia.**
 - Received 2 December 2025. Repainting fascia in response to compliance letter. Application says they're repainting with the original color, but calls that color French Cream. Dunn Edwards doesn't have a color, approved or otherwise, with that name. PPG Paints offers a French Cream, Behr (Home Depot) has a French Crème. Approved through 1 March 26 with the condition that the paint be color matched to the current paint OR a new color must be submitted to the ACC for approval. 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. Per homeowner request, estimate completion has been extended to 1 June 2026. No action taken.

INITIAL APPROVALS:

- **Lot 28 – Roof Repairs**
 - Received 9 January 2026. Work is to repair leaks from last summer's monsoon and includes removal/ reinstall of solar panels. Work was already started before application was submitted. Homeowner has already been provided the Standard Conditions. Homeowner estimates completion in February. Initial approval was skipped since work was already started before the application was submitted, but the form was annotated to show that the homeowner was provided with the relevant initial conditions.
- **Lot 61 – Landscaping**
 - Received 30 January 2026. Project is to redesign the front yard to accommodate a required second tree. It includes refreshing landscape gravel but color to be used is not specified in the application. Initial approval deferred until we see a sample of the rock they plan to use.
- **Lot 105 (Villareal) – 3046 W Corte Madelena – Widen Driveway.**
 - Received 30 January 2026. Project is to widen the drive by adding 9' on the eastern edge, then add a walkway from the new slab to the back gate. Initial approval granted through 1 April 2026 with the condition that the new sections of slab must be poured concrete not pavers.

CLOSED 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. Ready for inspection per homeowner e-mail, but we weren't able to schedule site inspection in time for February meeting.
- **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. Inspected and given final approval.
- **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. Per homeowner, second tree was planted. Inspected and given final approval.
- **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 and extension was in approved in December to 1 February 2026. Per homeowner, project is complete. Inspected and given final approval.
- **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. Completed, inspected and approved.
- **Lot 177 – Repaint Trim New Color**
 - Received 19 September 2025. Repaint trim with DE6070 Chocolate Chunk. Approved through 1 November 2025 with no conditions. Completed, inspected and approved.

OTHER BUSINESS:

- None.

NEXT MEETING:

Tuesday 3 March 2026 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:31 PM.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 6 February 2026