

CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 5 January 2026 – 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 2 December 2025 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **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. No action taken.
- **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 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 January meeting.
- **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 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. 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 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.
- **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. No action taken.
- **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. No action taken.
- **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. 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? No action taken.

INITIAL APPROVALS:

- **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.

CLOSED PROJECTS:

- **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. Inspected, granted final approval.
- **Lot 47** – Expand driveway
 - Received 8 October 2025. Using poured concrete to expand the driveway 4' on either side. Approved through 1 January 2026. Inspected, granted final approval.
- **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". Inspected, granted final approval.
- **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. Inspected, granted final approval.
- **Lot 136** – Solar panels
 - Paint work still needs to be done on conduit across the roof. Referred to the Board for compliance action. Conduit was painted. Inspected, granted final approval.

OTHER BUSINESS:

- None.

NEXT MEETING:

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

ADJOURNMENT:

The meeting was adjourned at 5:40 pm.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 7 January 2026