

**CASAS ADOBES TERRACE HOA  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
Meeting Minutes – 7 April 2026 – 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 3 March 2026 meeting were approved as brought forth.

**HOMEOWNER COMMENTS:**

- None.

**CONTINUING PROJECTS:**

- **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). The homeowner submitted a revised application with a modified footprint and a later completion date for approval. Now approved through 1 October 2026.
- **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. Homeowner has submitted a separate application for an exterior painting project; we'll inspect both at the same time for final approval.
- **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 61** – Landscaping
  - Received 30 January 2026. Project is to redesign the front yard to accommodate a required second tree. New submission received from the homeowner, no longer mentions replacing landscape gravel. Approved with no conditions through 1 June 2026. 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 105** – 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. Per the homeowner, project is running behind and they request an extension. Estimated completion extended to 1 June 2026.
- **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.
- **Lot 111** – Repair & extend patio cover.
  - Received 24 February 2026 (submitted 16 January 2026). Repair to fix leak, also extending from partial to full coverage of the back of the house. Approved with no conditions through 1 May 2026. No action taken.

#### INITIAL APPROVALS:

- **Lot 28** – Repaint house.
  - Received 1 April 2026. Paint house with DE DEC764 and trim with DEC759. Approved through 1 June 2026.
- **Lot 47** – Roof Repairs
  - Emergency repairs to roof needed, form not received yet. HOAMS will provide them an advance copy of the standard conditions for roof repair. Project discussed and granted tentative approval through 1 June 2026 pending receipt of application form.
- **Lot 78** – Install window screens..
  - Received 3 March 2026 (submitted on generic form, needs resubmitted on CATHOA form). Homeowner wants to add screens to upstairs windows to reduce heat. Project discussed and granted tentative approval through 1 June 2026 pending receipt of application form.
- **Lot 127** – Tree waiver and plant two bushes.
  - Received 1 April 2026. Homeowner is responding to a compliance notice requiring an additional tree to make the required two and also plant two bushes. The landscaper has expressed the opinion that there isn't room for a second tree, so they are asking for a waiver. The waiver was disapproved. The committee stated there was sufficient room for a tree of the minimum size on the west side of the house forward of the block wall. The space to the east of the driveway was also considered but a number of underground utility lines run through there, making it a less desirable choice.

#### CLOSED 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. Inspected and approved.
- **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. Inspected and approved.

- **Lot 140** – Repair roof tiles and endcaps.
  - Received 16 February 2026. In response to violation notice, replacing missing roof tiles and fixing concrete endcaps. Approved through 1 Apr 2026 with Standard Initial Conditions for Roof Work applications to apply. Inspected and approved.

**OTHER BUSINESS:**

- None.

**NEXT MEETING:**

Tuesday 5 May 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, 9 April 2026