

**CASAS ADOBES TERRACE HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Meeting Minutes – 2 June 2026 – Nanini Library**

CALL TO ORDER:

The meeting was called to order at 5:04 PM

PRESENT:

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

ABSENT:

None.

APPROVAL OF MINUTES:

- The draft minutes of the 5 May 2026 meeting were approved as brought forth.

HOMEOWNER COMMENTS:

- None.

CONTINUING PROJECTS:

- **Lot 9** – Replace Garage Doors
 - Received 24 April 2026. Replace both garage doors, paint to match house color. Approved through 1 August with the condition that the new doors be painted to match the house within 30 days of installation. 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). The homeowner submitted a revised application with a modified footprint and a later completion date for approval. Now approved through 1 October 2026. No action taken.
- **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. No action taken.
- **Lot 28** – Repaint House.
 - Received 1 April 2026. Paint house with DEC764 and trim with DEC759. Approved through 1 June 2026. No action taken.
- **Lot 43** – Solar Installation
 - Application received 10 December 2024. Work was completed without prior approval, approximately October 2022. At initial contact homeowner indicated she'd reach out to installer about revising the layout to satisfy our concerns. After initial contact with homeowner we've had no further communication since last year. Referred to the Board for compliance action.
- **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. No action taken.

- **Lot 47- Above Ground Pool**
 - Received 4 May 2026. Install 16' x 4' above ground pool in north-west corner of the backyard. Approved through 1 June 2026 with no conditions. No action taken.
- **Lot 47 – Storage Shed**
 - Received 4 May 2026. Install storage shed in north side of the backyard. Approved through 1 June 2026 with no conditions. No action taken.
- **Lot 48 – Roof Repairs**
 - Received 21 April 2026. Repairs to roof to include remove and reinstall solar panels. Approved by AIL 21 April 2026, to include standards conditions for both roof work and solar installation. AIL ratified, approval good through 1 June 2026. Still in work, completion expected by 12 June 2026. No action taken.
- **Lot 49 – Treat Front walkway**
 - Received 29 April 2026. Strip front concrete walkway and treat with waterproofing sealant. Approved by AIL 30 April 2026 through 1 June 2026 with no conditions and ratified at the meeting. 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 65 – Moving Wall**
 - Received 5 May 2026 (hand delivered to the meeting). In conjunction with Lot 66's pool project, extend shared wall toward the street and move lateral walls to match. Serves as neighbor concurrence on moving shared wall. Approved through 1 September with condition that the work be done by a licensed masonry contractor. Will be approved along with Lot 66's project below. No action taken.
- **Lot 66 – Install Pool**
 - Received 24 April 2026. Install pool and extend shared perimeter wall. Approved through 1 September 2026 with condition that the wall work be done by a licensed masonry contractor. Lots 65 and 66 will be inspected together at completion. 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. On last contact with homeowner the project was running behind, expected to complete mid-April. No action taken.
- **Lot 78 – Install window screens.**
 - Received 3 March 2026. Homeowner wants to add screens to upstairs windows to reduce heat. Approved through 1 June 2026 with no conditions. 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.

- **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.
- **Lot 151** – Roof Replacement
 - Received 9 April 2026. Roof repair/ replacement to include painting fascia. AIL approved 9 April 2026, to include standard roof work conditions and to be ratified at this meeting. Subsequent request received to change trim color to DE6117 from original as paint of this application. Modification also approved by AIL 30 April 2026. AILs ratified, approved through 1 July 2026. No action taken.

INITIAL APPROVALS:

- **Lot 13** – Roof Repair
 - Received 26 May 2026. Form appears to be submitted by the contractor, homeowner doesn't appear on it. Invalid without a "signature," approval deferred.
- **Lot 74** – Storage Shed
 - Received initially 30 April 2026. Approval was deferred pending answers to questions about size, color and placement. No answers were received, so the application was expired without approval. May result in compliance action.
- **Lot 103** – Exterior Paint
 - Received 27 April 2026. Repainting with new colors, colors are on the approved list. Approved through 1 July.

CLOSED PROJECTS:

- **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. Inspected and approved.

OTHER BUSINESS:

- Lot 66 presented an application to install outdoor string lights (also known as café lights or bistro lights) in the backyard. This led to a discussion about these kinds of lights. In the past the the ACC took the position that these lights were always holiday decorations governed by paragraph 2.b. of the ACC Standards. However, the current ACC members agreed to revise this interpretation and consider strings of white bulbs to just be additional outdoor illumination and subject instead to paragraph 12 of the Standards. As such, ACC approval is not required and it is only subject to the general requirement that it "does not impair the enjoyment of neighboring properties or is a safety hazard into the street due to intrusion and / or glare." Adoption of these minutes by the Board without objection will be sufficient endorsement of this interpretation. Existing installations in the community will be grandfathered. Lot 66's application was returned as unnecessary.

NEXT MEETING:

Tuesday 7 July 2026 at 5:00pm at the Nanini Library (subject to change).

ADJOURNMENT:

The meeting was adjourned at 5:25 PM.

MINUTES COMPLETED BY:

Howard Buehler, ACC Secretary, 4 June 2026