

## **NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**

Thursday, October 13, 2022, conducted in person and via videoconferencing.

**Members present:** Alan Watters, chairperson; Allen Davenport; Ken Luttrell; Paul Serafimidis; Pat Singer, secretary.

**Absent:** Lee Blachowicz (excused).

**Also Present:** General Community Manager Bettsi Ledesma; Board Liaison Markus Dascher; and residents Peter Klein.

Meeting was convened at 5:30 pm.

**A.1. Introductions:** Paul Serafimidis in attendance as an official member of the ARC.

### **B.1. Homeowner requests not voted on:**

1. **1012 Dunbarton Circle** – Patio hardscape alteration in this 3300 model is requested. The contractor is A.D.Y. Remodeling and Landscaping Design of Sacramento. Proposal is to trim/remove/relocate shrubs in both the large and small patios. 12"-16" square paver blocks are to be installed with poly-sand filler in both patios. In the large patio, replacement/repair to the irrigation system will be done. The existing retaining wall creating the raised planting area (labeled upper level in application) is to be replaced and planter softscape improved.

Alan conducted a patio inspection and observed the existing raised planting area in the large patio is bordered on one side by the backyard fence. Soil and plant debris touching the fence leads to dry rot of the fence, and such contact is not allowed per the ARC Guidelines. The resident was informed that a horizontal separation at least 6 inches is required between the planting bed and the fence.

It was recommended to the resident to discuss this requirement with the contractor and return with an updated proposal. The remainder of the proposal was deemed acceptable. **No action was taken at this time.**

### **B.2. Homeowner Requests Recommended to be Approved:** (With conditions if so noted.) (All votes unanimous unless otherwise noted.)

1. **216 Dunbarton Circle** – HVAC replacement requested in this 5500 plan model. A Trane 3.5-ton heat pump system with an American Standard 3.5-ton 16-SEER system will be installed. Compressor to be installed on a new pad in the same location as existing unit. The existing refrigerant lines will be used; some new internal wiring will be required to connect a second upstairs thermostat. The contractor is JMS of Citrus Heights. **Approval recommended with the condition not to remove the fence.**

### **B.2.A. Homeowner Requests Approved via Emergency Approvals: *Post Meeting review***

1. **2302 American River Drive** - Windows replacement in this 1625 model. Because the lock on an existing dining room patio door has failed, this is an emergency request for replacement of a single patio door using Andersen's 100 Series sliding patio door with their proprietary "Fibrex" frame material, a composite blend of wood fiber (40%) and plastic. We have approved this product and model before. Its exterior color will be Dark Bronze. The contractor is to be Southgate Glass. Voting was conducted by email with four members responding voting in the affirmative. **Emergency Approval granted October 14, 2022.**

### **B.2.B. Homeowner Requests Post Meeting Review:**

1. **2274 Swarthmore Drive** - Patio hardscape alteration in this 2000 model is requested. The shade structure component of the application is not finalized and is being postponed: how to mount horizontal slats as to create a shade structure in an area around the patio where there exist complicated, differing roof eaves. ARC member Ken Luttrell suggested a post with a beam on one side and a beam on the other to support 1" x 2" slats, for example. The owner and contractor will work on this design and submit it separately, later. We are excluding this shade structure, mentioned in this application, from this approval.

We have approved the remainder of the patio hardscape proposal, which consist of the components on page "1" headlined "Overview," namely, the eight specifications listed, with the exception of "Shade Slats," which have to do with the plantings, drainage, lighting, an in-yard gate to screen the heat pump. The contractor is ShipShape Landscape of Rancho Cordova.

Two committee members discussed with the applicant the design specs relating to water and drainage. As indicated on the diagram, two downspouts will receive extensions that will be buried and will run south, cross under the longer run of backyard fence and emerge in the planted area that holds bushes edging the alley. There will not be changes to the existing concrete patio sections, so drainage should be not altered from the original slope. (There is to be no trellis.) New plantings, existing pots and low-voltage lighting and other components, as indicated on the contractor's diagram, should not create any problem with drainage. Vote was conducted on October 22, 2022, with all four of the responding members voting in the affirmative. **Approval Recommended with the Condition** that the shade structure, with plans still to be formalized, is excluded from this approval.

2. **1268 Vanderbilt Way** - Windows replacement in this 7000F model. All windows and patio sliders to be replaced by CECS of Rancho Cordova, using Simonton Daylight Max dual-paned Contemporary Patio sliders and windows in Bronze exterior color in a retrofit installation. The window configurations are not changing. Voting was conducted by email with five members responding voting in the affirmative. **Approval recommended on October 24, 2022.**

**B.3. Homeowner Requests Not Approved:** none

**C. Old Business:**

1. **1016 Dunbarton Circle** – Window replacement to be done in this 5500A model. Using five Milgard Tuscany windows and three sliding doors, except for two narrow sidelight windows which will use Milgard’s Style Line. The contractor is to be Capital Glass and Construction of Sacramento. A new proposal was submitted on September 25, but Alan W and Pat still had questions. A list of the questions was sent September 26, requesting clarification in writing and/or an appearance at the Oct 13 ARC meeting. As of the meeting date, no response has been received so no voting was conducted.
2. **Architectural Compliance Estoppel Rule and rule requiring copy of permit:** - Bettsi informed the Committee that the documentation ARC offered to the Board for the Estoppel Rule is still in review with the attorney. Final presentation to the Board for their approval is targeted for their Nov 2 Board meeting. Likewise, the documents altered to incorporate the proposed “permit” rule are still in review with the attorney.

**D. New Business:**

1. **Gutter Guards** - The ARC discussed the idea of allowing residents to install and maintain gutter guards at their own expense. In January 2014, the Board had considered the same idea and voted for a resolution at that time that gutter guards were not going to be allowed. The annual HOA roof cleaning is impacted by guards making it impossible to complete a thorough cleaning. Additionally, recent findings of dry rot and flashing issues behind the gutters as the Phase I siding project moves forward also signals that adding the gutter guards may add to this problem. The ARC concluded to support the existing guideline of not allowing gutter guards.

The ARC and Bettsi agreed that the Office should alert residents that if they have issues with clogged gutters and downspouts to notify the Office and gutter cleaning will be scheduled.

2. **Architectural Guidelines** – The ARC agreed that the Committee should review and update the Guidelines where needed. Pat and Alan will do the first review and then triage the sections to the other members of the Committee to update.

Pat and Alan will also review the supporting documents (application form, questionnaires) to ensure that all references are in synch.

**E. Notices of Completion:** Alan signed several.

Meeting adjourned at 6:30 pm.

Respectfully submitted, Pat Singer, A.R.C. secretary