

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES

Thursday, February 10, 2022 at 5:30 pm, conducted via videoconferencing

Members present: Ken Luttrell, chairperson; Alan Watters, Lee Blachowicz, Pat Singer.

Also Present: General Community Manager Bettsi Ledesma; Mary Lucia, Julia Paas.

Meeting was convened at 5:30 pm.

A.1. Welcome and Opening Remarks.

B.1. Homeowner requests not voted on:

1. **206 Dunbarton Circle** – Windows replacement in this 2200 model. Replace three windows with windows and one patio door with non-opening one-expanse “picture window” using Alpine Windows Series 80 A-280 and A-283, A-780. The outside façade living room window is to change configuration from vertical divisions $\frac{1}{2}$ - $\frac{1}{2}$ to $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{1}{4}$, as is allowed by the Guidelines. The living room patio slider on the patio is to be replaced by a “picture window” that does not open; because the window faces the fenced-in patio area, it will not be readily visible from any common area. External color to be Architectural Bronze. The contractor is to be Gold Hill Glass, of Shingle Springs. Further information is needed. Ken volunteered to contact the contractor.

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

2. **615 Dunbarton Circle** – Windows replacement in this 3300 model. Replace the living room window utilizing Marvin’s Infinity Ultrex dual-paned, fiberglass window with exterior color Bronze. This product was approved before in 1/20 and 12/20. The contractor is to be Hall’s Windows. **Approval Recommended.**
3. **100 Elmhurst Circle** – Windows replacement in this 3300 model. Replace three sliding patio doors, two windows and the kitchen garden window using Simonton DaylightMax dual-paned Contemporary Patio sliders and windows in Bronze exterior color in a retrofit installation. The contractor is to be C.E.C.S. with Gary Lee. **Approval Recommended.**
4. **10 Colby Court** – Windows replacement in this 1100 model. Replace one sliding patio door and six windows using Brothers Comfort Series by Lindsay Window & Door, LLC, dual-paned, vinyl-framed sliders and windows in Bronze exterior color in a retrofit installation. Original configuration and retro-fit installation. A 3”-wide visible width of the frames is noted. Brothers product was previously approved in January, 2017. The contractor is to be Brothers Home Improvement. **Approval Recommended.**

5. **1095 Vanderbilt Way** – Windows replacement in this 7000F model. Configuration changes: Replace the kitchen greenhouse window with O-X-O sliding window; replace the kitchen patio sliding door with a (64"x40") ½-height fixed, non-opening pane (of the same height as the adjacent new kitchen window replacing the greenhouse window); replace the two-sash dining room slider with three-sash X-O-X slider, so as to have narrower, less heavy sliding doors. In the area where the kitchen patio door was, a half wall is to be constructed, framed in and sided with T1-11 siding below the new, fixed window. The products used will be Simonton Daylight Max windows and Simonton Madeira Contemporary Patio Doors with the exterior color being Bronze. The homeowners are to act as their own contractor. A City permit is required by City codes. **Approval Recommended.**

6. **4 Colby Court** – Windows replacement in this 1400F model. Replace only the dining room patio sliding door with Simonton Daylight Max sliding patio door. Contractor to be C.E.C.S. with Gary Lee. **Approval Recommended.**

7. **812 Dunbarton Circle** – Security lighting in this 2300 model (model number corrected from application). Request is for installation of a bullet-shaped black landscape spotlight 6.5-feet high on front façade near gate on front fence where it connects to three steps down to Dunbarton Circle. Another temporary lamp is already installed. Neperthe does not have criteria for this location. The product is to be a Commercial Electric LED Metal Landscape Spotlight with a 30-W LED lamp generating 2,500 Lumens. Activation will be via owner-operated switch, not motion-controlled. Voting was conducted by email on February 4, 2022, with all members voting yes. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.3. Homeowner Requests Not Approved: none.

C. Old Business:

1. (From Dec., 2021) Ken Luttrell is still completing his Emergency HVAC replacement application.

D. New Business:

1. Board decision RE substitute replacement siding product DuraTemp, with a 50-year warranty.
2. Moss Service for roofs, from one homeowner's inquiry about removing moss or other biologic stains from patio beams. We need valid data on the supposed harmful effect of moss on composition shingles.
3. Pat Singer has revised the list of Screen, etc. Doors, updating it. Review. Other like Criteria documents that need updating?

E. Notices of Completion: Alan signed several.

F. Next meeting. Next regular meeting on Thursday, March 10, 2022, at 5:30 pm, will have the ARC meet in person and via videoconferencing using Zoom.

Meeting adjourned at 6:44 pm.

Respectfully submitted, Alan Watters, A.R.C. secretary