

**NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**

Thursday, March 10, 2022 at 5:30 pm, conducted in person and via videoconferencing

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

**Also Present:** General Community Manager Bettsi Ledesma; Board Liaison Linda Cook, Directors Mary Gray and Markus Dascher; Marcia Mortensson, Judy Brewington, Karen Lowrey, Naomi Turner, Victoria Jones; Kelly-Moore Paints representative Brian Anzelone.

Meeting was convened at 5:30 pm.

**A.1.** Welcome and Opening Remarks.

**A.2. Introductions.** (The Board invited homeowners to attend to see the paint proposal presentation.)

**A.3 Proposed New Exterior Paint Colors:**

The Board at its March 2 meeting charged the A.R.C. to review these exterior paint options and reply in writing with its March or April, 2022 Minutes.

Directors Ashley Tangeraas and Mary Gray have created the proposal. Ms. Gray, along with a representative from Kelly-Moore Paints, was present to discuss their proposal for changing Nepenthe's exterior paint colors and to present the paint panel sample for review.

**B.1. Homeowner requests not voted on:** none.

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

1. **202 Dunbarton Circle** – Windows replacement in this 4400 model. Replace the kitchen greenhouse window and convert it into a conventional two-dimensional window, by installing Milgard's Trinsic V300 dual-paned, vinyl-framed, non-opening picture window in exterior color "Bronze" measuring 101" x 38.5". This will require reframing the window opening. There is no shelf outside the kitchen window. The contractor is to be Chriswell Home Improvements. **Approval Recommended.**
2. **601 Elmhurst Circle** – Awning and a roll-down sunscreen requested this 2200 model:
  - a. A retractable awning is to be installed so as to extend out over the patio area within the fenced-in backyard area. The fixture will be installed and mounted to the siding over the dining and living room patio doors: a KE Regal-model motorized, retractable awning measuring 13' 4" W with 10' 2" projection. The unit will have a "Sand" color frame and hood, and also

an 8" straight, free-hanging valance. The cover fabric is Miami Corp.'s Tempotest Collection "Toffee" T106-60, a solid, medium "Brown Beige" earth tone and meets criteria (fabric previously approved in June, 2020). The contractor is to be Goodwin-Cole.

- b. A roll-down sunshade is requested to be mounted to the beam attached perpendicular to the exposed roof rafters over the patio. Chair Ken Luttrell stated that the beam is able to support the weight of the sunshade. The committee notes that the patio and windows onto the patio face due south. Nepenthe has never before received a request for a roll-down screen attached to the exterior. It is to be a manual, hand-cranked BAT drop roller screen 13' 4" W (the same width as the adjacent awning) x 91" drop, free falling, with a "Sand"-color cassette and bottom bar. Its fabric is to be Textilene95 mesh "Almond Brown" color, a solid tan. The sunshade would be rolled up most of the time because down, it blocks access to the front door. The contractor is to be Goodwin-Cole.

**Approval Recommended.**

- 3. **806 Dunbarton Circle** – Patio hardscape renovation in this 2300 model. The renovation will consist of the replacement of the existing aggregate and brick patio with a stamped beige concrete patio, the addition of low-voltage lighting, new drip irrigation, new surface drains, and a downspout connected to a drainpipe that will divert rainwater into a common area planter. The application meets all the required criteria for water diversion. The contractor is to be ShipShape Landscape, of Rancho Cordova. The vote was three in favor with the member who is the homeowner recusing herself. **Approval Recommended.**
- 4. **605 Elmhurst Circle** – Requested is the installation of a slide wire shade canopy over the patio in this 5500A model. A 107" wide x 168" long sliding canopy will be hung from wires and will be positioned parallel to the kitchen facade. Angle iron pieces in "statuary brown" will be mounted to the siding of the garage wall and dining room wall. Fabric to be Miami Corp.'s Tempotest Latte (approved previously). The contractor is to be Goodwin-Cole. **Approval Recommended.**

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

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

**C. Old Business:**

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

**D. New Business:**

Pat Singer has revised the list of Screen, etc. Doors, updating it. Review. Other like Criteria documents that need updating? Tabled.

**E. Notices of Completion:** Alan signed several but wanted to discuss that for 1396 Commons for the fence alteration and that for the 718 Elmhurst solar panels installation. For the former, the manager suggested that portions of the battens removed from the fence for ventilation of the heat pump could be replaced at the time of fence repair. For the latter, the installation was deemed acceptable.

**F. Next meeting.** Next regular meeting on Thursday, April 14, 2022, at 5:30 pm, will have the ARC meet in person and via videoconferencing using Zoom.

Meeting adjourned at 7:00 pm.

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