

**NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**  
Thursday, April 14, 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; Director Ashley Tangeraas, Karen Lowrey

Meeting was convened at 5:30 pm.

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

**A.2. Introductions.**

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

Director Ashley Tangeraas discussed the latest choices about the proposal, namely a single color on a home's exterior. The necessity of gathering homeowners' opinions via a survey was discussed. Many have had good results using the software Survey Monkey. The plan now is to have only one single paint color on the exterior of a home. Also, possibly one or two of the current shades might be included.

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

1. **2265 Swarthmore Drive** – Solar tube installation in this 2000 model: Install one Solatube 160 DS/Isn Daylighting 10-in. diameter with the exhaust fan option over the master bathroom toilet & shower room. Contractor is to be JMJ Natural Lighting of Rancho Cordova. This model with the exhaust fan option is contrary to the criteria. The ARC has asked for further information about the installation.

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

2. **1545 University Avenue** – Retractable awning requested for this 4400 model: Motorized Elite Plus awning with hood measuring 15' 6" wide x 13' 6" projection. The unit will have the white frame color and Sunbrella fabric in Forrest Green (solid) color, with an 8-in. straight hanging valance with best match (Forrest Green) binding. The contractor is to be Goodwin-Cole. Alan informed the applicant of the possible change to the exterior paint color of the home and the Special Zoning area requirements. **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:**

1. Pat Singer has revised the list of Screen, etc. Doors, updating it. Review. Other like Criteria documents that need updating? (Tabled.)
2. Make the notes about the Special Zoning Requirements for the University Ave. a part of the ARC Binder? Bettsi will post it on the website.
3. ARC membership for next term: need to advertise for new members? Ken stated that he had been speaking to one or two homeowners about joining the ARC.

**E. Notices of Completion:** none.

**F. Next meeting.** Next regular meeting on Thursday, May 12, 2022, at 5:30 pm, will have the ARC meet in person and via videoconferencing using Zoom.

Meeting adjourned at 7:15 pm.

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