

**NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**  
Thursday, May 12, 2022 at 5:30 pm, conducted in person and via  
videoconferencing

**Members present:** Alan Watters, Lee Blachowicz, Pat Singer.

**Absent:** Ken Luttrell, chairperson.

**Also Present:** General Community Manager Bettsi Ledesma; Director and Board Liaison Linda Cook.

Meeting was convened at 5:30 pm.

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

**A.2. Introductions.**

**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. **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, replacing the existing exhaust fan. Contractor is to be JMJ Natural Lighting of Rancho Cordova. Although this model with the exhaust fan option is contrary to the Architectural criteria, it appears that the contractor can utilize the existing exhaust fan venting pipe and jack, thus avoiding creating a second roof penetration.  
**Approval Recommended with Conditions:** the Condition that the contractor provide either a diagram of the connection between the output of the new exhaust fan and the existing exhaust vent pipe or a photograph of the completed work in this area, to be submitted by the homeowner with the Notice of Completion.

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

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

**C. Old Business:**

Ken Luttrell is still attempting to obtain documentation for his Emergency HVAC replacement application from December, 2021.

**D. New Business:**

1. Pat Singer has updated her previous revision the list of Screen, etc. Doors, updating it. Discussion was held with those present endorsing the reworking. Alan volunteered to go to a Lowe's to view the screen door Pat suggests we add to the list.

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

**F. Next meeting.** Next regular meeting on Thursday, June 9, 2022, at 5:30 pm, will have the ARC meet in person and via videoconferencing using Zoom.

Meeting adjourned at 5:50 pm.

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