

## **NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**

Thursday, July 14, 2022 at 5:30 p.m., conducted in person and via videoconferencing

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

**Absent:** Lee Blachowicz

**Also Present:** General Community Manager: Bettsi Ledesma; Board Liaison: Markus Dascher; Residents: Michele L. Pascoe, Gary Van Meter

Meeting was convened at 5:30 pm.

**A.1. Introductions:** Welcome to new committee member Allen Davenport! At the chair's request, new member Allen Davenport graciously agreed to recuse himself from voting at this meeting because there had not been time to meet and familiarize him with ARC functions.

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

1. **1016 Dunbarton Circle**– Windows replacement in this 5500A model. Using six Milgard Tuscan windows and three sliding doors, a narrow sidelight window using a Milgard's Style Line and a fabricated kitchen garden window. The contractor is to be Capital Glass and Construction of Sacramento. Proposed living room window does not match the current window configuration. The Committee found the proposal confusing and informed resident that currently proposed living room window is noncompliant. The Committee agreed to postpone decision until all information is collected and reviewed.

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

1. **214 Dunbarton Circle**– Solar tube installation in this 4400 model; requested is the installation of a Solatube 160 ISn solar tube, the 10-inch diameter model with the rooftop solar-cell-powered night light. This model has been previously approved by committee and Board. The contractor is to be JMJ Natural Lighting of Rancho Cordova. Nepenthe's roof penetration policy will apply, that is, if the solar tube leaks or if there is water intrusion from the installation, all the responsibility and cost to repair is the homeowner's. At the meeting the homeowner provided information on the model to be installed. A second vote was conducted by email on July 21, 2022. **Approval Recommended.**
2. **1012 Dunbarton Circle**– Windows replacement in this 3300 Model. Install three Anlin Del Mar windows and three Anlin Malibu sliding doors, all in bronze exterior color. Northwest Exteriors is to be the contractor. The initial proposal called for changing the window configuration in a manner not supported by the Guidelines, which was not acceptable to the Committee. Mr. Van Meter has submitted a revised proposal in which the new windows will match the existing

window configuration. **Approval Recommended with the Condition that the new windows match the existing original window configurations.**

**B.2.A. Homeowner Requests Approved via Emergency Approvals:**

1. **1443 University Avenue** – HVAC replacement with emergency status in this 7700 model. Installation is requested of a Trane 15 SEER split heat pump. The existing refrigerant line set is to be re-used, and no new wiring needs to be run on the exterior. The condenser will be in the original location. The contractor is to be Fox Family Heating & Air. **Emergency Approval granted July 4, 2022.**
2. **712 Dunbarton Circle** – HVAC repair with emergency status in this 4400 model. The initial plan was to convert from a gas furnace and electric A/C to a heat pump, but this plan did not conform to Nepenthe requirements, as well as presenting technical problems the contractor was not prepared to deal with. A more ready solution was to replace the air conditioning component only with a new Trane air conditioner, with the new compressor being smaller than the previous one and to be placed in the original location. The existing refrigerant line set will be re-used and no new wiring is necessary. The contractor is to be Jaguar Heating & Air. **Emergency Approval Granted on July 21, 2022.**

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

**C. Old Business:** none.

**D. New Business:**

1. At its meeting, the Board proposed and ordered published for a 30-day notice period an Architectural Compliance Estoppel Rule, based on Section 4.15 of the CC&Rs. The process would have ARC members inspect and record findings. The four pages of forms were appended to the July newsletter. Many items are not under ARC control and the Committee requests the Board to provide clarification of the roles and responsibilities the ARC is to play in this process. Comments from ARC are due back to the Board for their September meeting.

The Committee requested Markus to obtain clarification from the Board regarding their expectation of ARC responsibilities in this matter; the ARC will produce an updated Compliance Estoppel Checklist for comments.

2. The July Board Agenda's New Business Item "E. DISCUSS RELOCATING FENCES AT 1424 AND 1443 UNIVERSITY FOR IMPROVED SECURITY." The Board is considering building two fences at 1443 University to prevent access between University Ave., the alley and the American River Parkway levee. There are other unfenced common areas that are drawing unhooused individuals as well. Please refer to the July 6 Board Packet on nepenthehoa.com under Governance and Board Meetings.

Discussion was had. The ARC understands that the Insurance, Legal, and Safety Committee will look into the situation and apply its expertise. The ARC does not normally oversee fencing repairs or additions.

3. Pat Singer has revised the list of Screen, etc. Doors and requires review by the ARC. Tabled for future review/discussion.
4. Proposal to require copies of Building Permits to be kept on file by HOA (Pat Singer). Tabled for further discussion.

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

Meeting adjourned at 6:40 pm.

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