**NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**
**Thursday, August 1, 2024**
**3:00 P.M.**

The August 1, 2024, Thursday, 3:00 pm meeting was canceled because of lack of quorum and confusion about the new meeting time and date, with this month's business being conducted via email only.

**Members participating:** Alan Watters, chairperson; Allen Davenport; Paul Serafimidis.

**Members absent:** none

**Also present and copied:** Brian Coates, Board Liaison.

**A. Introductions.** none

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

**B.2. Homeowner Requests Recommended to be Approved:** (With conditions if so noted; with all votes unanimous unless otherwise noted.)
**Board Action Requested.**

1. **616 Elmhurst Circle –** A replacement trellis is requested for this 4400 model, using Nepenthe's large trellis design as was originally constructed for this residence. The contractor is to be A Different Path Construction from Pollock Pines. The design will be Nepenthe's large trellis design found in the Nepenthe's current *Rules for Home Improvement*, p.15. The two existing footings will be utilized. The building material will be exposed Douglas fir, and the hanger bolts and fittings will be Simpson Strong-Tie wood connectors. The completed structure is to be painted, "either the exterior color of the house or Cocoa Brown, the color of the fencing (p.15)." Voting was conducted by email with all committee members voting yes by August 8, 2024. **Approval Recommended.**

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

2. **1425 University Avenue –** Emergency HVAC replacement is requested for this 2300 model. Requested is the installation of a 15.2-SEER, 3-ton Carrier High Efficiency heat pump compressor and air handler. The new compressor cannot be placed in the same location as the previous one, on the east side of the garage because there is not enough room. Fortunately, the west side of the garage faces a fence separating Nepenthe from an apartment complex, with no Nepenthe houses on this west side of the garage. This placement has been used before, as the house immediately to the south has already relocated a newer heat pump condenser to the west of its garage. The new refrigerant lines will be run entirely inside the

garage wall and attic. New wiring will enter the wall near the existing circuit breaker and will be run similarly inside walls and attic. The fact that this model's design allows lines and new wiring to be run up, over and down all inside the garage and/or garage attic is a plus. The contractor is to be Clarke & Rush, of Sacramento, CA. A City permit is required by City codes. Voting was conducted by email with all Committee members voting yes by August 1, 2024. **Emergency Approval was Granted on August 1, 2023.**

3. **106 Elmhurst Circle –** Emergency HVAC replacement for this 2300 model. Requested is the installation of a 18-SEER, 3-ton Carrier High Efficiency heat pump and air handler. The existing refrigerant lines will be reused, and no new wiring needs to be installed. The contractor is Garrick A.C. Services/ Clarke and Rush of Sacramento. A City permit is required by City codes. Voting was conducted by email on August 6 with a unanimous vote in favor of approval. **Emergency Approval was Granted August 6, 2024.**

**B.2.B. Homeowner Requests Not Recommended for Approval:** none.

**C. Old Business:** None.

**D. New Business:** None.

**E. Estoppel Inspections:** A number of inspections were performed by Committee members.

**F. Notices of Completion:** Some signed.

Respectfully submitted, Alan Watters