NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, June 13, 2024

June 13, 2024, Thursday, at 5:30 pm meeting

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

Members absent: none

Also present: Brian Coates, Board Liaison.

A. Introductions. Brian Coates was welcomed as the new Board Liaison

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.)

1. **1146 Vanderbilt Way –** In this 2000 model, replacement of the heating and cooling system. Last year this house received installation of a Rheem heat pump and air handler system. A new refrigerant line set was installed on top of the siding under a metal cover, contrary to Nepenthe's architectural rules, as well as possibly new wiring. The heat pump compressor was sited in the same location as the previous one. The contractor was Golden Aire, of Orangevale. Voting was conducted via email on June 5 and 6, 2024. This application was submitted retrospectively. **Approved with Conditions: that the homeowner is required to be responsible for coordinating and covering the costs to relocate the piping/electrical so that it is installed under the siding and inside the wall. This work can be coordinated with the HOA when and if the section of siding has been evaluated and determined that it needs to be replaced. If it is determined that the section does not need to be replaced, then the homeowner is responsible for all costs associated with relocating the piping/electrical under the siding. In addition, if the HOA siding maintenance work is not scheduled to take place at this residence within the next couple of months, then the homeowner should get the currently installed metal chase painted to match the existing siding as soon as possible.**
2. **1400 Commons Drive –** Residents are requesting solar tube installations in both upstairs bathrooms in this 3000-model home. The solar tubes will be installed, as part of the remodeling of each bath, by JMJ Natural Lighting, using the 10-inch diameter model Solatube 160 ISn (includes a solar-powered night light). This contractor is certified by the manufacturer and has successfully installed several Solatube-brand products in Nepenthe. The homeowners have stated that the solar tube in the master bathroom (the bathroom closer to the party wall and edge of the roof) will be at least 5 feet from the edge of the roof.

   The residents also understand the Nepenthe's roof penetration policy applies to any new roof penetrations made during the bath remodeling including solar tubes: that the homeowners are responsible for correcting any water intrusion.

Voting was conducted by email on June 19, 2024 and the application was unanimously approved. **Approval Recommended.**

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

1. **324 Elmhurst Circle --** Emergency HVAC replacement is requested for this 2300 model. Requested is the installation of a 17-SEER Carrier Performance 3-ton Heat Pump and air handler system. The existing refrigerant line set is to be re-used, and no new wiring needs to be installed on the exterior. The heat pump compressor will be sited in the same location as the previous one. The contractor is to be Clarke & Rush. Voting was conducted via email on June 5, 2024. **Emergency Approval was Granted on June 5, 2024.**
2. **505 Dunbarton Circle** -- Emergency HVAC replacement is requested for this 2200 model. Requested is the installation of a 14.2-SEER2, split system Trane heat pump. The existing refrigerant line set is to be re-used, and no new wiring needs to be installed on the exterior. The heat pump compressor will sit at the same location as the existing unit. The contractor is New-Century Air Systems of Rancho Cordova. Voting was conducted via email on June 18, 2024. **Emergency Approval was Granted on June 18, 2024.**
3. **1515 University Avenue** -- Emergency HVAC replacement is requested for this 5500A model. Requested is the installation of a Daikin Fit 4 Ton heat pump inverter (DZ6VSA4810) and a Daikin 4 Ton variable speed air handler (DV48FECD14). The heat pump compressor will sit at the same location as the existing unit. New refrigerant lines will be installed within the walls of the unit. The contractor is Sierra Pacific Home and Comfort of Rancho Cordova. Because the homeowners have been suffering without air conditioning, the removal of the (confirmed to be dry rotted anyway) siding to allow installation of the new 3/8" refrigerant line set piping within the wall will happen soon: the siding will be removed June 28 by CPR, and the HVAC installation and residing are schedule for July 1. Voting was conducted via email June 23-25, 2024 with all four members voting yes. **Emergency Approval was granted on June 25, 2024.**

B.2.B. Homeowner Requests Not Recommended for Approval:

1. **603 Elmhurst Circle –** HVAC system replacement in this 5500A model. In April, 2020, a Ruud heat pump and air handler system was installed. No application for approval was made then. The existing refrigerant line set was to be re-used. However new wiring in conduit was installed on the exterior, running from ground level to attic level – contrary to Nepenthe's rules for HVAC installation. The heat pump compressor was sited in the same location as the previous one. The contractor was Bell Brothers. Voting was conducted via email on June 5 and 6, 2024. **Approval not recommended because the conduit installed on the exterior of the home violates Nepenthe's rules.**

C. Old Business: None.

D. New Business:

1. The Committee discussed the challenges it faces with its workload and the amount of paperwork associated with home improvement applications and Estoppel inspections. Discussions will continue, focused on improving the application intake and review process. Meetings with Office Management will be scheduled with the objective of clarifying roles and responsibilities and defining how utilization of existing software systems can improve tracking, communications and documentation storage.

2. The Committee desires to reschedule the ARC face-to-face meeting to take place on the first Thursday of each month, beginning at 3:00 p.m. **Action:** The ARC home page will be updated with the new meeting dates and with the new cutoff dates for applications.

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

F. Notices of Completion: Alan signed several.

Respectfully submitted, Pat Singer Secretary