

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, May 9, 2024

The May 9, 2024, Thursday, at 5:30 pm meeting had no need to process new applications, the new applications having been voted on already, with this month's business being conducted via email only. Instead, Alan, Pat and Markus met to discuss matters relating to Estoppel inspections and ARC procedures.

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

Members absent: Lee Blachowicz (on leave).

Also present: Markus Dascher, Board Liaison.

A. Introductions. Welcomed Pat Singer back to the Committee. Pat will assume the responsibilities of Committee Secretary.

B.1. Homeowner requests not voted on:

1. **1455 University Avenue** -- HVAC replacement is requested for this 2200 model. Requested is the installation of a Carrier High-Efficiency 3-ton Heat Pump condenser (15.2 SEER), Carrier High-Efficiency fan coil, and Carrier High-Efficiency back-up heat strip. This home currently has the 50-year-old original G.E. air conditioner and resistance-heat furnace. The original outdoor compressor is sandwiched between the siding and two lengths of backyard fencing, an area which is too confined to accommodate the new and larger compressor and meet code.

While this home has no outdoor location for the new compressor without disadvantages, the best solution is to locate the new compressor and its pad about five feet west, where currently there is a row of privet hedges. The refrigerant line set existing within the house are to be reused; however, a roughly 4-foot extension of refrigerant line set and wiring conduit will connect from the point where the current line set exits the siding to the new location and will run along the ground at the base of the fence. The ARC has asked the applicant to answer several questions and submit a diagram showing the new location with appropriate dimensions.

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

2. **710 Dunbarton Circle** – In this 5500A model, requested is the installation of a motorized KE Outdoor Design Domina-model retractable awning, of dimensions 13 feet wide and 10 feet 2 inches projection, with a “Sand”-colored (a medium tan hue) frame and full (storage) cassette. The fabric is to be Sunbrellas’s Silica Silver 4862, a beige color. The awning will have no valance because of the

cassette design; rather, the end of the awning has a section of cassette for closure. The awning will be mounted to the exterior siding on the exterior wall of the kitchen above the kitchen window and patio sliding door at a height of roughly 8 feet 4 inches. Re mounting, “the extended 38” brackets will secure to the exterior of the building with 3/8” x 3” wood legs. All holes drilled into the building will be filled with silicone prior to lagging.” The power cord will pug into an existing electrical outlet. The contractor, brand, frame color and fabric color are identical to those approved in Sept. 2023 for 807 Dunbarton Circle. This awning will be only minimally visible above the backyard fence common area. The contractor is to be Goodwin-Cole Tents & Awnings. **Approved with Conditions: Any damage to the siding or structure resulting from installation or operation of this awning will be the responsibility of the homeowner to pay for during the life of this awning product.**

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

1. **1191 Vanderbilt Way** - Emergency HVAC replacement is requested for this 4000F model. Requested is the installation of a Carrier Performance 3-ton Heat Pump (16 SEER), Carrier Performance air handler, and Carrier Inverter Driven Operation variable-speed blower. The new outdoor compressor will be sited in the same location, within the fenced-in backyard. The refrigerant lines are to be reused, and no new external wiring will be run over the siding. The contractor is to be Clarke & Rush. Voting was conducted by email on May 5 and 6, 2024. **Emergency Approval was Granted on May 6, 2024.**

B.2.B. Homeowner Requests Not Recommended for Approval: None.

C. Old Business: None.

D. New Business:

1. The committee expresses deep appreciation to member and past chair Ken Luttrell, who is retiring from the ARC this month, for his contributions. In addition to more than 13 years’ service guiding this committee and offering his expertise on structural matters, Ken donated his time, as did fellow ARC member Dave Digardi, as project manager for the Clubhouse remodel a decade or so ago.
2. Current members were reminded that in order for them to serve on the ARC for another year, they must complete an application.

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

F. Notices of Completion: Alan signed several.

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