

**NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES**  
**Thursday, November 7, 2024**  
**3:00 P.M.**

The November 7, 2024, Thursday, 3:00 pm meeting was canceled because of lack of business, leading to this month's business being conducted via email only.

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

**Also copied:** Peter Lewicki, Board Liaison.

**A. Introductions.**

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

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

1. **322 Elmhurst Circle** – Handrails: Requested for this 2200 model is the installation of two handrails on either side of the short driveway. This proposal was assembled under the guidance of Nepenthe's Assistant Manager and Nepenthe's siding and fencing contractor Critical Path Reconstruction. The handrails will be the same as the handrail approved for 312 Elmhurst Circle (just across the alley), also a 2200 model, in December, 2017. The driveway in this home is quite short (about 36" deep) and steeply inclined, and two handrails anchored in concrete footings immediately adjacent to the eastern and western edges of the driveway would assist the homeowner(s). Other homes with the same driveway configuration have in the past addressed this problem with installation of a special "U" shaped handrail, which is simply a loop of the steel tubing. In 2017, the ARC recommended that this 312 Elmhurst handrail be constructed identical to that constructed at 710 Elmhurst from April, 2017. The contractor is to be Critical Path Reconstruction, Nepenthe's siding and fencing contractor. Voting was conducted via email with all committee members voting yes by November 22.  
**Approval Recommended.**

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

1. **1020 Dunbarton Circle** – Emergency replacement of the HVAC system is requested for this 2300 model. Installed will be an American Standard 2-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The refrigerant line set piping is to be reused, so no new piping, nor wiring, will need to be installed on top of the exterior siding. The contractor is to be Perfection Home Systems. A City permit is required. Voting was conducted via email with all committee members voting yes on November 3, 2024. **Emergency Approval granted on November 3, 2024**

**with Condition: that after installation and the City inspection are completed, a copy of the finalized sign off be submitted to the Nepenthe office.**

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

2. **2274 Swarthmore Drive** – Overhead Trellis. Requested for this 2000 model is the construction of an overhead trellis. The contractor is to be The Hard Part Tile & Repair, of Elk Grove. A City permit is required. Further description and detail about the design of the trellis were requested but not received. A vote was taken by email by November 25 to deny this application.

**C. Old Business:** None.

**D. New Business:** None.

**E. Estoppel Inspections:** No inspections were performed by Committee members.

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

Respectfully submitted, Alan Watters