NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, February 6, 2025
4:30 P.M.

The meeting was convened at 4:30 pm.

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

Also present: Laraine Silberstein, Andrew Kershen; Nina White, Board Liaison.

A. Introductions.

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. **2318 Swarthmore Drive** – Patio hardscape replacement in this 3300 model. Requested is the replacement of the patios in the two fenced-in yards. After removal of the original concrete, laid down will be a geotextile fabric, then 4-6' of road base, then a 1-in. layer of mesh sand, beige polymeric sand and concrete interlocking pavers, approximately totaling 350 sq. ft. The drainage directions are indicated to be away from the house, as required by Nepenthe rules, toward the alley for the small back patio and toward the open green space for the larger side patio. The contractor is to be River City Pavers. Voting was conducted via email with all committee members voting yes by February 17. **Approval Recommended.**

2. **1185 Vanderbilt Way – Windows replacement.** In this 2000 model, three windows – kitchen, living room and front bedroom – are requested to be replaced with Simonton Daylight Max windows with the exterior color being Bronze via a retrofit installation. The contractor is to be Gary Lee with C.E.C.S. A City permit is required by City codes. Voting was conducted by email with all four Committee members voting yes February 26, 2025. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

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

C. Old Business: None.

D. New Business:

1. The homeowner of a loft model discussed the difficulty and potential expense of installing via underground burial a 240V circuit into the garage to charge an EV. Possible solutions were discussed.

2. A homeowner shared problems experienced with her solar energy installation.

E. Estoppel Inspections: One inspection was conducted by Committee members.

F. Notices of Completion: Some signed.

The meeting was adjourned at 5:16 pm.

Respectfully submitted, Alan Watters, chair