

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 1, 2024

4:30 P.M.

The May 1, 2025, Thursday, 4:30 pm meeting was canceled because of lack of business, leading to this month's business being conducted online only. Voting used the Association's database.

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

Also copied: Nina White, 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.) **none.**

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

1. **1113 Vanderbilt Way – HVAC system replacement.** Emergency replacement of the HVAC system is requested for this 3000 model. Installed will be a York HMM72B361S Heat Pump Condensing Unit split-installation heat pump and an air handler, along with the replacement of other system components. The outdoor heat pump condenser is to remain in the same location. No new refrigerant line set piping is needed, nor does any new wiring need be run from attic to ground. The contractor is to be Atticman Heating & Air Conditioning. A City permit is required. All committee members voted yes by May 10, 2025. **Emergency Approval granted May 10, 2025.**

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

C. Old Business: Revised ARC documents sent out to membership for comment.

D. New Business: None.

E. Estoppel Inspections: Several inspections were conducted.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters, chair