

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, July 3, 2024
4:30 P.M.

Meeting began at 4:30 pm.

Members present: Allen Davenport, Jane Brown.

Members absent: Alan Watters, Paul Serafimidis.

Also present: Ricardo Pineda, Board Liaison; Lowell.

A. Introductions: Introductions and welcome of new member Jane Brown.

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. **203 Elmhurst Circle – Windows replacement:** In this 4400 model, all 8 windows and 2 sliding patio doors are requested to be replaced with Simonton Daylight Max windows and doors via a retrofit installation, with the exterior color being Simonton's "Bronze." The contractor is to be Gary Lee with C.E.C.S. Discussion occurred at the meeting. A City permit is required by City codes. Voting was conducted by email with all four Committee members voting yes by July 14, 2025. **Approval Recommended.**
2. **605 Dunbarton Circle -- Windows replacement** is requested in this 2300 model: replace all 6 windows and 3 patio doors with Simonton DaylightMax windows and Madeira Contemporary sliding patio doors, via new installation method, in "Bronze" color. Contractor to be Hall's. A City permit is required by City codes. Voting was conducted by email with all members voting in favor by July 27, 2025. **Approval Recommended.**
3. **1111 Commons Drive – HVAC system replacement** in this 1776 model. More than one and a half years ago this home's HVAC system was replaced without application or approval. A wire within conduit was installed on top of the siding from ground to attic on the west façade. A violation process began, and the homeowner then had that conduit installed inside the wall, as Nepenthe's rules call for. Management has asked the homeowner and ARC to approve the HVAC installation. A previous application lacking required documentation expired in June, 2025. A new application was submitted in July. A Lennox Bronze heat pump and Merit Series air handler, along with other equipment, was installed in October, 2023. The heat pump was installed in the same location. No

new refrigerant line set was installed; the new wiring within conduit, formerly installed on the exterior, has been installed within the wall. Thus, the HVAC system is compliant with Nepenthe rules. The contractor was Service Champions. Voting was conducted by email with all members in favor by July 18, 2025. **Approval Recommended.**

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

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

Old Business: Revised ARC documents were approved by Board at July meeting.

D. New Business: None.

E. Estoppel Inspections: One inspection was conducted.

F. Notices of Completion: Several reviewed and signed.

Respectfully submitted, Alan Watters, acting secretary