

Architectural Review Committee

August 7, 2019

Meeting Minutes

Farmhouse

32400 N. Harris Road

Grayslake, IL.

I. CALL TO ORDER

Chairman Husemoller called the meeting to order at 7:05 p.m.

II. ROLL CALL

Present: Chairman Husemoller
Members Dave Siebert, John Rouse, Jim Coonan, Sandi Morris
PCHOA Board Liaison Tom Herrera
Absent: Cindy Madson

Recording Secretary Kari L. Turco, from Karick & Associates was present.

Homeowners Wally Winter and John Schuster were present. Chairman Husemoller was also present as a homeowner.

III. Homeowner Forum

Mr. Winter presented his request for 19 solar panels on the southeast facing roof of his home to be installed by Sunrun.

Chairman Husemoller presented his request for 26 solar panels on two different sections of his roof for maximum output. He added that he would not partake in ARC's consideration of his request.

Mr. Schuster wanted to bring to light a few things he learned from having solar panels installed on his roof and suggested the ARC watch out for conduit running all over roofs. It was suggested that he write an article for the MeadowMix newsletter and present his Community Solar field idea to the Board.

IV. Minutes

A MOTION was made by Member Connan to approve the June 26, 2019 minutes as presented. Member Rouse seconded. Motion carried unanimously.

V. Old Business

Guideline Revisions:

- Holiday Lights Location and heading
- 1" larger Gutters and Downspouts
- 2.18 Consider ruling pergolas only allowed in back yards
- Permanent basketball hoops
- Front Door Colors
- Dog Runs
- Trash Screening devices: wood picket fencing & landscaping
- Radon mitigation locations
- Solar Panels – no visible conduit; ground mount vs roof mount

VI. Previously Discussed Review Requests

NOTHING NEW: R19-015, Justin Malohn, 1248 Hedgerow Dr, Lot #137, dated May 1, 2019.

The Pergola request has been revised to replace slatted “privacy wall” with hanging plants. **Approval letter will be sent pending neighbor re-approvals.**

INFO RECEIVED: R19-026, Richard & Kelley Dorner, 1555 Portia Rd, Lot # 283, dated 6/5/19. JC

The homeowners submitted an application for a firepit, patio and garbage concealment but did not include a plat of survey or specifics. Approval Letter will be mailed for ONLY the firepit and patio.

Garbage Concealment is not allowed under current guidelines. **Homeowners built a garbage concealment area anyway – this violation needs to go to management for appropriate steps and a suggestion that the homeowners work with ARC.**

VII. New Business

Mr. Herrera brought to the ARC some requests from the PCHOA Board. A lengthy discussion ensued regarding a door color pallet. Mr. Herrera introduced a newer technology platform, TEAMS, which could help move ARC discussions along during actual meetings. Some procedures and protocols were also discussed. Also discussed was the idea that an ARC representative be present at PCHOA meetings instead of PCHOA Board members being present at ARC meetings.

VIII. Follow-Up on Approvals - NONE

IX. New Review Requests

R19-032, David Husemoller & Peggy Wingo, 1479 Potawatomi, Lot 298, Dated 8/7/19, DS

The homeowners submitted an application for 21 solar panels on the south facing roof and 5 on the southeast facing roof for a total of 26. Chairman Husemoller recused himself from the discussion.

Approval Letter will be mailed as soon as the distance between the panel and roof is ascertained as well as the color of the frame.

R19-033, Robert Lossmann, 1022 Prairie Trail, Lot # 71, Dated 8.7.19 SM

The homeowner submitted an application for three trellises to be painted grey. **Approval Letter will be mailed with the reminder that the trellises need to be securely anchored and lattice needs to be vertical/horizontal.**

R19-034, Robert Lossmann, 1022 Prairie Trail, Lot # 71, Dated 8.7.19 SM

The homeowner submitted an application for an exact replacement roof. **Approval Letter will be mailed.**

R19-035, Sue & Mike Zerafa, 1442 Sunflower Ct, Lot 232, Dated 8.7.19 CM

The homeowner requested downspout extensions, pond work and trees. **More information and clearer drawings are required before an approval letter can be mailed.**

R19-036, Wallace Winter, 1451 Wild Iris, Lot # 119, Dated 8.7.19 DH

The homeowner requested 19 solar panels installed on the southeast facing roof of his home. **Approval Letter will be mailed with a reminder that conduit and cables should be camouflaged, panel framing should be black and clearance from roof to panel be provided to ARC.**

R19-037, Gary Wrzesinski, 1514 Portia Rd, Lot 292, dated 8.7.19

The homeowner requested an exact replacement of asphalt driveway. **Approval Letter will be mailed.**

R19-038, Maria Sanborn, 1511 Amos Bennet, Lot 301, Dated 8.7.19

The homeowner requested an exact replacement of the backyard fence to be installed by Aztek.

Approval Letter will be mailed.

R19-039, Rick & Erin Cummisford, 872 Blazing Star Rd, Lot 170, dated 8.7.19 SM

The homeowners requested a solar tube to be installed at the northeast 2nd floor roof. **Approval Letter will be mailed.**

X. Other Agenda Items

Dave Siebert will handle August emails. David Husemoller will handle September emails.

XI. Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, September 4, 2019. The calendar for the following meetings will be: October 2, November 6 and December 4.

XII. Adjournment

A MOTION was made by Member Rouse to adjourn the meeting at 9:30 p.m. Member Coonan seconded. Motion carried unanimously.

Submitted by,

Kari L. Turco

Kari L. Turco

Recording Secretary

This document is subject to correction as noted on next meeting's minutes.