

Prairie Crossing Architectural Review Committee

May 3, 2023
Meeting Minutes
Yellow Farmhouse

I. Call to Order

Member Rolfsen called the meeting to order at 7:05 p.m.

II. Roll Call

Present: Members: Dan Bader, Steve Sennott, Frank Mynard,
Kathy Hicks and Leif Rolfsen
PCHOA Secretary Karen Kunz

Absent:

Recording Secretary Kari L. Turco, representing Karick & Associates and Homeowners Jessie & Jennifer Liang and Matt & Jessie Formica and Tom Herrera were also present.

III. Homeowner Forum

Jessie Liang offered an overview of his request (R23-020) and answered questions of the ARC.

Matt Formica offered an overview of his request (R23-021) and answered questions of the ARC.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the April 5, 2023 minutes. Member Hicks seconded. Motion carried unanimously.

V. Old Business

Guideline Revisions for review in 2024:
Whole-house Generators with 67 decibels
Fence picket size, spacing and style
Gravel patios
Clarify tennis court rules – dogs not allowed - Pickleball
Trex for railing and spindles
Horses allowed on PC Trails, except around lake
Outdoor Bars

VI. Previously Discussed Review Requests

R23-008, Christian & Kathryn Hicks, 1459 Wild Iris Ln, Lot 120, dated 3.1.23
The homeowners submitted a request for a pea gravel patio. The guidelines do not address the material requested.

PCHOA Board granted an exception. Management will send a letter.

R23-001, Doug & Jen Harper, 1246 Prairie Orchid, Lot 96, dated 3.1.23
The homeowners submitted a request for a 36" white picket fence in their backyard.
Request denied due to Guidelines Section 2.04, 7. Recommend appeal to PCHOA Board.

R23-012, Caroline Gully, 1201 Hedgerow, Lot 123, dated 4.5.23, 5:0:0 SS
The homeowners submitted a request for a firepit, adding a Serviceberry and installing downspout drainage.
After additional information was received, an Approval Letter is to be mailed.

R23-013, Matt & Krista Braun, 1475 Turks Cap Rd, Lot 327, dated 4.5.23, 5:0:0 KK
The homeowners submitted a request for decreasing the size of their deck and replacing decking and railings and skirting with Trex materials.
After additional information was received, a Conditional Approval Letter is to be mailed calling out Section 2.03 & 04 of the Guidelines that makes lattice required.

R23-017, Dan Fletcher, 1262 Prairie Trail, Lot 51, dated 4.5.23, KK
The homeowner submitted a request for a change in house color to the dark blue with white trim, currently being considered as an addition to the color palette.
Tabled for further discussion on color palette updates.

VII. New Business

Nominations were entertained and voted on by the ARC Members. Leif Rolfsen will assume the role of ARC Chair.

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-018, Marcelo Chiodi, 1534 Portia Rd, Lot 290, dated 4.26.23, FM
The homeowner submitted a request for an exact replacement of his fence.
Approval Letter was mailed.

R23-019, Edward & Debra Vale, 1458 Prairie Trail, Lot 37, dated 5.3.23, 5:0:0, KH
The homeowner submitted a request for a front door color change to Tricorn Black.
Approval Letter to be mailed.

R23-020, Jessie & Jennifer Liang, 1586 Lupine Ct, Lot 246, dated 5.3.23, 5:0:0, LR
The homeowner submitted an exact replacement request to replace siding due to fire damage.

Approval Letter to be mailed.

R23-021, Matt & Jessie Formica, 1058 Prairie Tr, Lot 68, dated 5.3.23, 5:0:0, KH
The homeowner submitted a request for a unlock patio.

Approval Letter to be mailed.

R23-022, John & Celeste Breen, 1486 Colbee Benton, Lot 271, dated 5.3.23, 5:0:0, DB

The homeowner submitted an exact replacement request for their picket fence and arbor.

Approval Letter to be mailed.

R23-023, Andrew & Carin Roberts, 1184 Goldenrod, Lot 88, dated 5.3.23, LR
The homeowner submitted a request for a hot tub on a cement pad with small deck surrounding it and privacy screens beside it, along with a new storm door on the screen porch to access the hot tub.

Further information is needed: plat, color of hot tub, privacy screen needs to be lattice, aluminum railings are not allowed in the guidelines Section 2.03.

R23-024, Jodine & Scott Tuman, 1172 Goldenrod, Lot 87, dated 5.3.23,
The homeowner submitted a request for a bar and pergola that has already been installed.

ARC members will go see it. Tabled until June meeting.

R23-025, John & Celeste Breen, 1486 Colbee Benton, Lot 271, dated 5.3.23, 3:2:0, DB

The homeowner submitted a request for an addition to their front porch of a ceiling fan, a hanging light and a wall mounted exterior light fixture.

The ceiling fan and wall mounted light are acceptable; however, based on Section 2.09 of the Guidelines, the hanging light cannot be approved and a reminder is included that all exterior fixtures on given house shall be the same.

X. Other Agenda Items

The ARC form has been updated under Exact Replacements and appears on the website.

Incremental Updates to the color palette was discussed. Although the palette does not fall under the purview of the Guidelines, ARC has been tasked with beach rules and boat rules and tennis court rules, and the color palette seems to fall into that category as well. This topic will be discussed further.

It was requested that the Chair bring to the attention of the Board at the next meeting that the Guideline revision that was presented to the Board and appears on the website is not the one written by ARC.

XI. Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, June 7, July 5, August 2, September 6, October 4, November 1, December 6, 2023

The 2023 calendar of members taking Emails is as follows: Jan – Dan, Feb – Andrew, Mar – Karen, Apr – Frank, May – Leif, Jun – Steve, Jul – Dan, Aug – Kathy, Sept – Frank, Oct – Dan, Nov – Steve, Dec – Kathy

XII. Adjournment

A MOTION was made by Member Rolfsen to adjourn the meeting at 9:39 p.m. Member Bader 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.