

Prairie Crossing Architectural Review Committee

April 5, 2023
Meeting Minutes
Yellow Farmhouse

I. Call to Order

Member Rolfsen called the meeting to order at 7:02 p.m.

II. Roll Call

Present: Members: Dan Bader, Steve Sennott and Leif Rolfsen
PCHOA President Tom Herrera and Secretary Karen Kunz

Absent: Frank Mynard

Recording Secretary Kari L. Turco, representing Karick & Associates, ARC applicant Kathy Hicks, and Homeowners Matt Braun and Dan Fletcher were also present.

III. Homeowner Forum

Matt Braun offered an overview of his request (R23-013) and answered questions of the ARC.

Dan Fletcher offered an overview of his request (R23-017) and talked about the color choices he has from the palette and the dark blues being considered for additions to the palette.

IV. Previous Minutes

A MOTION was made by Member Bader to approve the March 1, 2023 minutes. Member Sennott 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
Trex for railing and spindles

VI. Previously Discussed Review Requests

R23-006, Adam & Lisa Krueger, 1402 Prairie Trail, Lot 41, dated 3.1.23, 4:0:0
The homeowner submitted a request to replace a garage window with an exterior door. The further information requested of ARC was provided.
Approval Letter to be Mailed.

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.

Recommend PCHOA Board consider an exception.

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, Andrew & Patricia Zerafa, 1353 Calamus, Lot 108, dated 3.1.23, 4:0:0

The homeowners submitted a request for a change in siding color to Philipsburg Blue.

Approval Letter to be Mailed upon review of Premier Management.

VII. New Business

After a review of the Homeowner Guidelines it was determined that if a vacancy in the ARC has not been filled, the ARC Liaison will temporarily act as a voting member of the ARC.

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-009, Paul Brocato, 1361 Calamus Ln, Lot 109, dated 3.8.23

The homeowners submitted a request for exact replacement of four upstairs windows.

Approval Letter was mailed 3.8.23

R23-010, Jeff Andrews, 917 Shooting Star, Lot 356, dated 4.5.23, 4:0:0 DB

The homeowners submitted a request for a hot tub on their deck.

Approval Letter to be Mailed with stipulations of 7'x7' size, color to match deck and house, and exterior lighting on tub is not approved.

R23-011, William Dietz, 1564 Portia Rd, Lot 287, dated 4.5.23, 4:0:0 LR

The homeowners submitted a request for 31 solar panels.

Approval Letter to be Mailed.

R23-012, Caroline Gully, 1201 Hedgerow, Lot 123, dated 4.5.23, 4:0:0 SS

The homeowners submitted a request for a firepit, adding a Serviceberry and installing downspout drainage.

Further information request: Plat, Firepit height measurements, photos of proposed materials.

R23-013, Matt & Krista Braun, 1475 Turks Cap Rd, Lot 327, dated 4.5.23, 4:0:0 KK

The homeowners submitted a request for decreasing the size of their deck and replacing decking and railings and skirting with Trex materials.

Further information request: Lattice decision, photo of house trim next to Trex color.

R23-014, David & Molly Reis, 851 Harris Rd, Lot 158, dated 4.5.23, 4:0:0 LR

The homeowners submitted a request for a 36” picket fence with 2” spacing to be painted white within a year.

Approval Letter to be mailed.

R23-015, Mary Taylor, 1317 Coneflower, Lot 176, dated 4.5.23, 4:0:0, SS

The homeowners submitted a request for 2 full-lite storm doors, matching trim colors.

Approval Letter to be mailed.

R23-016, Kara & Jacob Chandler, 1443 Sunflower, Lot 227, dated 4.5.23, 4:0:0 LR

The homeowners submitted a request for a change of door color to a dark grey.

Approval Letter to be mailed.

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.

Further information request: actual color

X. Other Agenda Items

XI. Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, May 3, 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 9:17 p.m. Member Bader seconded. Motion carried unanimously.

Submitted by,

Kari L. Turco

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Recording Secretary

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