

Prairie Crossing
Architectural Review Committee

July 5, 2023
Meeting Minutes
Yellow Farmhouse

I. Call to Order

Member Rolfson called the meeting to order at 7:00 p.m.

II. Roll Call

Present: Members: Dan Bader, Leif Rolfsen, Frank Mynard, Steve Sennott, & Kathy Hicks (Recording Secretary, 7/5/23 mtg)
PCHOA President David Husemoller

Absent: PCHOA Board Member Karen Kunz (Recording Secretary)

Homeowners : Dan and Joan Fletcher, JJ Fioretto, Tom Herrera, and Andy Ott (ARC member applicant sitting in on meeting)

III. Homeowner Forum

Dan and Joan Fletcher of 1262 Prairie Trail came to check on the status of their paint color request (R23-017). This request was tabled (5/3/23) and referred to the board (6/7/23), since the blue color requested (Newburg Green) is not on the color palette. Member Dan Bader suggested leniency by the Board when considering roof color and body paint color in this case, and that it not be denied based on that technicality.

JJ Fioretto came to the meeting to present the full scale architectural drawings for his kitchen addition and to answer ARC questions.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the June 7, 2023, minutes as corrected. Member Sennott seconded. Motion carried unanimously.

V. Old Business

Guideline Revisions for review Nov/Dec 2023:

Whole-house Generators with 67 decibels

Fence picket size, spacing and style

Gravel patios

Clarify tennis court rules – dogs not allowed; Pickleball allowed

Trex for railing and spindles

Horses allowed on PC Trails, except around lake

Outdoor Bars

Add setbacks

Exterior Lighting

Playgrounds, per Playground Committee suggested edits

VI. Previously Discussed Review Requests

R23-025, John and Celeste Breen, 1486 Colby Benton, Lot 271, meeting date 5/3/23: DB (retiring 7/5/23)/LR

Homeowner contacted Member Bader by email, asking for reconsideration of ARC denial of request for pendant light on front porch. Leif will communicate with the Breens to ask for a resubmission with a change of light fixture style to shield excess horizontal light, match existing fixtures, and maintain lumens under 800, per the guidelines.

R23-026, Joseph Fioretto, 1550 Penstemon Ct., Lot 256, meeting date 6/7/2023; 5-0, KH

The homeowner submitted a request for an addition to the back of home.
Approval letter to be mailed.

R22-081, Andrew and Patricia Zerafa, 1353 Calamas Ln, Lot 108, dated 11/15/2022; LR to email/SS will draft wording

The homeowners submitted a request for exact replacement of 8 windows. The new windows do not match the existing windows (half screens, frame profile does not match existing window frames). Also, it appears the project was not finished. Member Rolfson will reach out to remind the homeowners of the 2-year time limit on approvals, and also point out that the new windows don't match.

R23-017, Dan Fletcher, 1262 Prairie Trail, Lot 51, dated 4/5/23; KK/LR

Homeowner requests to paint body of house Newburg Green, and trim white from paint palette choices. Motion to untangle Fletcher request and put it up for a vote. FM motions, LR seconds. 5-0 in favor.

Motion to approve Fletcher application. DB motions, SS seconds. 5-0 denied, because Newburg Green is not on the color palette.

Motion for Chair Rolfson to explain in his update to the Board at the 7/6/23 Board meeting that the Fletcher request was denied by the ARC and appealed to the Board, with the ARC recommendation that the request be approved as an exception upon appeal to the Board, and later be included in the color palette during the current round of revisions. FM motions, DB seconds. 5-0 in favor.

VII. New Business

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-032, Mary and Phil Peble, 907 Harris Rd, Lot 177, meeting date 7/5/23; 5-0, KH

The homeowner requests adding a screen door to the back porch door.

Approval letter to be mailed.

R23-033, Armando Corral, 1575 Portia Rd., Lot 285, meeting date 7/5/23; 5-0, FM

The homeowner submitted a request for replacement of front deck boards with Trex decking in Pebble Grey or Foggy Wharf. Motion to approve the decking in either color.

Approval letter to be mailed, with a note that if the railing will be replaced with Trex, or anything other than an exact replacement of the current white wood railing, the ARC would require an additional request form submission with supporting documents showing the railing color, dimensions, and style.

R23-031, Gwen Ricchio, 920 Blazing Star Rd, Lot 188, meeting date 7/5/23; SS

The homeowner submitted a request for exact replacement of concrete curb and front walkway where cracked.

Approval letter for permitting already mailed mid-cycle.

R23-034, Hank Dennis, 1545 Portia Rd., Lot 282, meeting date 7/5/23; 5-0, SS

The homeowner submitted a request for a fence exact replacement.

Approval letter to be mailed.

X. Other Agenda Items

Member Hicks will collect information from Karen Kunz and begin working on Phase 2 of the Color Palette update. Once the update is completed, it will be forwarded to the Board for approval.

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, 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 – Leif, May – Frank, Jun – Steve, Jul – Leif, Aug – Kathy, Sept – Frank, Oct – *TBD*, Nov – Steve, Dec – Kathy

XII. Adjournment

A MOTION was made by Member Rolfson to adjourn the meeting at 8:52 p.m. Member Sennott seconded. Motion carried unanimously.

Submitted by,

Kathy Hicks

Kathy Hicks

ARC Member, and temporary Recording Secretary

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