

**Prairie Crossing
Architectural Review Committee**

August 2, 2023
Meeting Minutes
Yellow Farmhouse

I. Call to Order

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

II. Roll Call

Present: Members: Dan Bader, Leif Rolfsen, Steve Sennott,
Frank Mynard, and Kathy Hicks
PCHOA President David Husemoller
Homeowners : None present.

III. Homeowner Forum

N/A

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the July 5, 2023, minutes. Member Rolfsen 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

VI. Previously Discussed Review Requests

R22-081, Andrew and Patricia Zerafa, 1353 Calamus Ln, Lot 108, dated 11/15/2022; 8 windows exact replacement.

Application for an “exact replacement” was not met, and the new windows look different, with some having half screens and others full screens, inconsistent frame style/profile, and project not completed. Member Sennott to draft an e-mail to homeowner regarding status, and Chair Rolfsen to send the email.

Update: To be done ASAP.

VII. New Business

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-035, Carol Sonnenschein, 1443 Wild Iris Ln, Lot 118, meeting date 8/2/23; 5-0, LR

The homeowner submitted a request to change siding paint to BM Newburg Green, with white trim (BM Simply White), and new front color (BM Million Dollar Red). **Approval letter to be mailed.**

R23-036, Maria Daracz, 1331 Osage Orange Rd, Lot 32, meeting date 8/2/23; 5-0, SS

The homeowner submitted a request for installing two 2 x 4 ft skylights in the existing one-story addition on the back of the house.

Approval letter to be mailed, with a note that all possible efforts should be made to coordinate the trim on the skylight with the existing roof color, and a reminder that any future ARC requests should include complete information about design, materials, and colors, as specified on the ARC request form.

R23-037, Robert Kulagowski, 1387 Osage Orange Rd, Lot 25, meeting date 8/2/23; 5-0, KH

The homeowner submitted a request for exact replacement of roof shingles and gutters. Shingles will be Owens-Corning “Driftwood,” which is the closest match to the existing roof. Gutters will remain white.

Approval letter to be mailed.

R23-038, John Bigelow, 1369 Calamus Ln, Lot 110, meeting date 8/2/23; 5-0, FM

The homeowner submitted a request to add to the existing split rail fencing to provide a grab point for walking-impaired visitors to grasp for leverage and balance in stepping up from ground level to the existing concrete front door landing. **Approval letter to be mailed.**

R23-039, Peggy Johnston, 1435 Wild Iris Ln, Lot 117, meeting date 8/2/23; 5-0, DB

The color provided by the HO (from 650 Indian Path) was rejected because it is not from the approved color palette. The request will be approved, conditional upon receipt of documentation that the HO will use Lynchburg Green, which is the closest match to her preferred color that is available on the color palette.

Approval letter to be mailed, with a note that the **approval is conditional** upon the HO providing documentation that she will use Lynchburg Green exactly as formulated per the PC Color Palette 2022

Phase 1, which is available on the pchoa.com website. If the HO wishes to choose a different color, she should do so from the palette, and submit a new ARC request. She may also determine the exact formulation of her chosen color (from 650 Indian Path) & appeal this decision to the Board.

X. Other Agenda Items

Member Hicks will continue to collect information from Board Member Kunz to 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, 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 Rolfsen to adjourn the meeting at 9:01 p.m. Member Hicks 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.*