

Prairie Crossing
Architectural Review Committee

September 6, 2023

Meeting Minutes

Yellow Farmhouse

I. Call to Order

Member Rolfsen called the meeting to order at 7:01 p.m.

II. Roll Call

Present: Members: Leif Rolfsen, Steve Sennott,
Frank Mynard, and Kathy Hicks
PCHOA Board President David Husemoller
Board Member Karen Kunz

Absent: Member Dan Bader

Homeowner : Peggy Johnston

III. Homeowner Forum

Peggy Johnston made a case for her request (R23-039) to paint her siding the same color as 650 Indian Path.

IV. Previous Minutes

A MOTION was made by Member Sennott to approve the August 2, 2023, minutes. Member Mynard 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: Member Sennott wrote the email and copied the ARC 8/9, but email wasn’t delivered; once resent, Member Rolfsen will send the email as ARC Chair to the Zerafas. SS/LR

R23-039, Peggy Johnston, 1435 Wild Iris Ln., Lot 117, dated 8/2/2023; color change. HO requested siding color change to match the home at 650 Indian Path, which was not on the approved PC Color Palette. The closest color on the approved palette appeared to be Lynchburg Green, which was conditionally approved by the ARC, and recommended as an alternative to the HO by Member Bader. The HO decided not to use Lynchburg Green. Letter was not mailed to the HO, since Lynchburg Green was rejected by her. Member Mynard motioned, and member Rolfsen seconded, to reject the request to use the color from 650 Indian Path because it is not on the approved color palette, and to

recommend that the HO appeal this decision to the Board, with the further recommendation that this color be added to the palette. Motion passed 4-0. DB

Rejection letter to be mailed.

VII. New Business

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-040, Christopher Reget, 989 Shooting Star Rd, Lot 340, meeting date 9/6/23; 4-0, KH

The homeowner submitted a request to change his temporary basketball hoop installation to the left of the driveway to a temporary ProBase system. **Approval letter to be mailed, with a note that the basketball hoop should be removed during the months of December - February, per the HOA Guidelines, Section 3.03.**

R23-041, Gerald Drouin, 965 Shooting Star Rd, Lot 338, meeting date 9/6/23; 4-0, SS

The homeowner submitted a request to replace his small back deck with UltraDeck Rustic 8' Gray composite decking.

Approval letter to be mailed.

R23-042, Gerald Drouin, 965 Shooting Star Rd, Lot 338, meeting date 9/6/23; 4-0, SS

The homeowner submitted a request for exact replacement of roof shingles. Shingles will be Certainteed architectural "Cobblestone Gray."

Approval letter to be mailed.

**R23-043, Brian and Erin Wise, 520 Switchgrass Lane, Lot 12,
reviewed mid-month; 5-0, FM**

The homeowner requested an exact replacement of decking, railing, steps and lattice on front porch.

Approval letter to be mailed.

X. Other Agenda Items

Member Hicks gave an update on the Phase 2 Color Palette revision. She will continue to work with Board Member Kunz on the update, and once it 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, 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 Sennott to adjourn the meeting at 8:08 p.m. Member Mynard 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.*