

Prairie Crossing
Architectural Review Committee

October 4, 2023

Meeting Minutes

Yellow Farmhouse

I. Call to Order

Member Sennott called the meeting to order at 7:10 p.m.

II. Roll Call

Present: Members: Steve Sennott,
Frank Mynard, and Kathy Hicks
PCHOA Board President David Husemoller

Absent: Member Dan Bader and Chair Leif Rolfsen

Homeowner : Charlie Dulkoski

III. Homeowner Forum

Charlie Dulkoski described his window/door project.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the September 6, 2023, minutes. 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

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. It was confirmed via email that Member Rolfsen will forward the email to the Zerafas ASAP. SS/LR

VII. New Business

The ARC asked Board President David Husemoller to invite the new HOA management company to meet with the ARC to assist with finding a new recording secretary, writing and mailing letters, and creating a web portal for ARC requests and supporting documentation. David suggested that the ARC investigate an updated web host and ask the Guiding Principles Communications Working Group for options.

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-044, Stanley (Charlie) Dulkoski, 1001 Shooting Star Rd., Lot 341, dated 9/13/2023; HO requests exact replacement of several windows and 1 exterior door. KH
Approval letter to be mailed.

R23-045, Gerald Drouin, 965 Shooting Star Rd., Lot 338, dated 9/29/2023; HO requests to add solar panels to roof. Reviewed and approved 10/10/2023 by email. DB
Letter for permitting to be mailed.

X. Other Agenda Items

Member Hicks gave an update on the Phase 2 Color Palette revision, which will be forwarded to the Board for approval once completed. A short discussion about adding the preferred gray paint/stain for porch decking to the next palette took place. This will be considered by the Phase 2 committee.

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, 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 – Dan, Nov – Steve, Dec – Kathy

XII. Adjournment

A MOTION was made by Member Hicks to adjourn the meeting at 7:48 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.*