

Prairie Crossing
Architectural Review Committee

November 1, 2023

Meeting Minutes

Yellow Farmhouse

I. Call to Order

Chair Rolfsen called the meeting to order at 7:04 p.m.

II. Roll Call

Present: Members: Steve Sennott, Leif Rolfsen, Dan Bader

Frank Mynard, and Kathy Hicks

Homeowner : Justin Feinberg

III. Homeowner Forum

Justin Feinberg described his landscaping project and answered questions.

IV. Previous Minutes

A MOTION was made by Member Sennott to approve the October 4, 2023, minutes. Member Hicks seconded. Motion carried 3-0, with 2 abstentions by Chair Rolfsen and Member Bader.

V. Old Business

Guideline Revisions for review

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
Little libraries

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. Chair Rolfsen forwarded Member Sennott’s email to the Zerafas on 11/1/23. SS/LR

VII. New Business

The ARC would like to meet with the new HOA management company.

It is the understanding of the ARC that the Communications Working Group and Foster Premier will update the ARC email web host.

A discussion took place about next steps for the previous round of Guideline revisions, and timing for the next round of revisions. The ARC will discuss this with Board President David Husemoller at the December 6 ARC meeting.

VIII. Follow-Up on Approvals

IX. New Review Requests

R23-046, Vasilios and Emily Stavrou, 1496 Colbee Benton, Lot 270, dated 10/21/2023; HO requests exact replacement of one window and one exterior back door and storm door. 5-0, DB
Approval letter to be mailed.

R23-047, Justin Feinberg, 1511 Amos Bennett St., Lot 301, dated 10/30/2023; HO requests installation of three trees and a 12 ft. diameter, circular limestone gravel patio with natural stone border for freestanding fire pit. 5-0, LR
Approval letter to be mailed.

R23-048, Greg and Nina Busch, 904 Blazing Star Rd., Lot 190, dated 10/25/2023; HO requests exact replacement of asphalt driveway, with existing paver edging to remain. 5-0, KH
Approval letter 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. Member Hicks will assemble a Phase 2 Committee.

Chair Rolfsen will ask Tom Herrera to attempt to locate 4 missing ARC requests from 2020.

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, 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 Sennott to adjourn the meeting at 8:13 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.*