

**Prairie Crossing
Architectural Review Committee**

December 6, 2023

Meeting Minutes

Yellow Farmhouse

I. Call to Order

Chair Rolfsen called the meeting to order at 7:05 p.m.

II. Roll Call

Present: Members: Steve Sennott, Leif Rolfsen, Dan Bader
Frank Mynard, and Kathy Hicks

Board President: David Husemoller

Homeowner : Brian Berry

III. Homeowner Forum

Brian Berry described his driveway project and answered questions.

IV. Previous Minutes

A MOTION was made by Member Bader to approve the Nov. 1, 2023, minutes. Member Sennott seconded. Motion carried 5-0.

V. Old Business

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; project incomplete. Chair Rolfsen forwarded Member Sennott’s email to the Zerafas on 11/1/23. No

reply from the Zerafas as of 12/6/2023. LR will send a follow up email. SS/LR

VII. New Business

The ARC would like to meet with the new HOA management company. Chair Rolfsen will extend an invitation to Foster at the 12/7/2023 Board meeting.

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 revise and submit a draft to the Board as soon as possible.

Arrangements are still being made for an ARC meeting place for 2024. Other options include the PCCS library, Byron Colby Barn, Grayslake Public Library, Grayslake Heritage Center, or the Liberty Prairie Farm store conference room.

This information was shared with the ARC by the Board on 12/7/2023:

The ARC submissions section of the Exterior Modification Request Form was changed by the Board at the 12/7/2023 meeting. Member Hicks will post the change in the next Meadow Mix. The change is as follows:

Previous wording:

Completed Request Forms must be delivered prior to the ARC meeting. They may be:

- Electronically delivered to arc@pchoa.com (PDF required; 10MB attachment limit per email - multiple emails per submission may be needed); or
- Hand delivered to the wooden box on the front porch of the Yellow Farmhouse; or
- Personally delivered (and presented, if desired) at an ARC meeting; or
- Mailed to: Architectural Review Committee, Prairie Crossing Homeowners Association, 32400 N. Harris Road, Grayslake, IL 60030

New wording:

Completed Request Forms must be delivered prior to the ARC meeting. They may be:

- Mailed to: PCHOA Architectural Review Committee, c/o Foster Premier, 750 W. Lake Cook Rd., Suite 190, Buffalo Grove, IL 60089; or
- Electronically delivered to arc@pchoa.com (PDF required; 10MB attachment limit per email - multiple emails per submission may be needed); or
- Personally delivered (and presented, if desired) at an ARC meeting

VIII. Follow-Up on Approvals

R23-049, Carol Pegnato and Alistair Lloyd, 556 Bluestem Ln, Lot 7, dated 11/15/23; HO requests emergency exact replacement of roof due to leak with Certaineed Landmark Weathered Wood Asphalt shingles. Vote taken via email mid-cycle due to emergency nature of request. 3-0, 2 abstentions. **SS. Approval letter has been mailed.**

IX. New Review Requests

R23-050, Steve Paternel, 1574 Portia Rd, Lot 286, dated 11/28/2023; HO requests solar panel installation on roof. 5-0, DB
Approval letter to be mailed. (Member Bader may add further suggestions for aesthetically pleasing conduit installation to the boilerplate letter.)

R23-051, Brian Berry, 1222 Prairie Orchid Ln, Lot 93, dated 9/12/2023; HO requests expansion at right side of asphalt driveway near garage (18” wide x 15’ long). 5-0, SS
Approval letter to be mailed.

X. Other Agenda Items

Color Palette

The Phase 2 Color Palette revision will be forwarded to the Board for approval once completed. Member Hicks will assemble a Phase 2 Committee.

Chair Rolfsen asked Tom Herrera to attempt to locate 4 missing ARC requests from 2020 which may be relevant to the palette revisions, and reported that the missing requests were not found.

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
Diagonal lattice

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse, or possibly at an alternate location TBD, at 7:00 p.m. on Wednesday, January 3, 2024.

The 2024 calendar of members taking Emails is as follows: Jan – Leif, Feb – Frank, Mar – Dan, Apr – Steve, May – Leif, Jun – Kathy, Jul – Frank, Aug – Dan, Sept – Steve, Oct – Kathy, Nov – Leif, Dec – Frank

XII. Adjournment

A MOTION was made by Chair Rolfsen to adjourn the meeting at 8:30 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.*