

**Prairie Crossing
Architectural Review Committee**

February 8, 2024

Meeting Minutes

Victoria Post Ranney Library, Wright Schoolhouse, PCCS

I. Call to Order

Chair Rolfsen called the meeting to order at 7:06 p.m.

II. Roll Call

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

III. Homeowner Forum

No homeowners present.

IV. Previous Minutes

A MOTION was made by Member Bader to approve the January 3, 2024, minutes. Member Sennott seconded. Motion carried 5-0.

V. ARC Working Agreement

1. We value open dialog. We will listen actively, fully, and with respect.
2. We value respectful discourse. We will speak with thoughtful intention.
3. We value the principles upon which the community was founded. We seek to educate and support homeowners with their projects, within the Guidelines.

VI. 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. Chair Rolfsen sent a follow up email 12/6. No reply received as of 1/3/2024. Chair Rolfsen turned this matter over to the Board. LR

ARC Recording Secretary and Submissions Process

A discussion took place regarding the need for a new ARC Recording Secretary. Possible ideas include asking for high school or college student volunteers in MeadowMix or through Liberty Prairie’s education initiatives, and getting Board approval to pay that volunteer. Chair Rolfsen will bring these ideas up for Board consideration at the March Board meeting.

The option to streamline ARC submissions by making use of the Foster portal was also discussed. Although this is a future possibility, for now we recommend that the submissions process remain as is.

VII. New Business

Guidelines Draft Homeowner Comments

Due to the ARC’s low confidence in the current functioning of the ARC@pchoa.com email address, we recommend to the Board that homeowners be instructed to send comments to Foster and/or the ARC and/or Board Secretary, in addition to sending them to

ARC@pchoa.com. The ARC also recommends that homeowners be reminded that comments made on PCHOchat will not be considered, and that the procedure for homeowner comments detailed in the Guidelines, section 1.06, 4, F-G, should be followed. This will be communicated to the Board by Member Hicks via email.

Bradley Bowman, Architect

Member Sennott will respond to Mr. Bradley Bowman, an Architect who has expressed interest in including Prairie Crossing in his research study on intentional, alternative urban communities as they relate to the loneliness epidemic. Member Sennott will work collaboratively with the Board, community members, and community leaders to host and coordinate Mr. Bowman's upcoming visit. Member Sennott will write up a summary proposal for Chair Rolfsen to deliver to the Board.

VIII. Follow-Up on Approvals

IX. New Review Requests

No new requests were received.

X. Other Agenda Items

Color Palette Updates

Member Sennott will lead the ARC effort to further update the color palette.

ARC Meeting Location/Dates for 2024

Meeting dates were changed to the last Thursday of the month to accommodate meetings at the Vicky Ranney Library, which is available on Thursday evenings.

The remaining 2024 calendar for ARC meetings is as follows:
7:00 p.m. on Thursday, March 28, April 25, May 30, June 27,
July 25, August 29, September 26, October **TBD** (conflict with
Halloween), November **TBD** (conflict with Thanksgiving), and
December 26.

Guideline Revisions for Future 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
Victoria Post Ranney Library on the PCCS campus (in the Wright
Schoolhouse), at 7:00 p.m. on Thursday, February 29, 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 Member Mynard to adjourn the meeting at 8:07 p.m. Member Bader seconded. Motion carried unanimously.

Submitted by,
Kathy Hicks
ARC Member, and temporary Recording Secretary

*This document is subject to correction
as noted on next month's meeting minutes.*