

**Prairie Crossing
Architectural Review Committee**

February 29, 2024

Meeting Minutes

Victoria Post Ranney Library, Wright Schoolhouse, PCCS

I. Call to Order

Chair Rolfsen called the meeting to order at 7:10 p.m.

II. Roll Call

Present: Chair Leif Rolfsen and Members Steve Sennott, and Kathy Hicks

Board President Persephone Nerge

Absent: Member Frank Mynard

Homeowners: Chris Zimmerman and Andy Ott

III. Homeowner Forum

Introductions were made. Both Homeowners present have applied to fill the open ARC member position, and attended the meeting to observe.

IV. Previous Minutes

A MOTION was made by Member Hicks to approve the February 8, 2024, minutes. Member Sennott seconded. Motion carried 3-0.

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 has turned this matter over to the previous Board. Board President Nerge will follow up with the new Board. LR/PN

ARC Recording Secretary

A discussion took place regarding the need for a new ARC Recording Secretary. Chair Rolfsen summarized the issue for Board President Nerge, who will follow up with the Board.

VII. New Business

Guidelines Draft Homeowner Comments

The ARC will continue to compile a spreadsheet of Homeowner comments and send confirmations of receipt to Homeowners until the deadline of 3/2/2024. Board President Nerge asked that the ARC review of comments be held until after the 3/7/2024 Board meeting.

ARC E-mail

The Board is working towards an update to the ARC email address.

Bradley Bowman, Architect

Member Sennott gave a summary of Mr. Bowman's request for a visit to Prairie Crossing, and an update on his communications with Mr. Bowman. He has provided Mr. Bowman with information from the PCHOA website, as well as a Prairie Crossing book title and Prairie Crossing articles published in professional journals and the news media. Mr. Bowman expressed interest in visiting the Liberty Prairie archives to examine site plans and architectural drawings. Member Sennott will continue to keep in touch with Mr. Bowman, and will work with the Board, community leaders and members, Liberty Prairie, and the Charter school to coordinate Mr. Bowman's visit.

VIII. Follow-Up on Approvals

IX. New Review Requests

R24-001 Julie and Travis Blom, 1284 Hedgerow Dr., Lot 134, dated 2/28/2024. Homeowners request exact replacement of their asphalt driveway. Approved 3-0. KH

X. Other Agenda Items

Color Palette Committee

Member Sennott gave an update. The Archives Committee will continue consolidating documents and other materials relevant to the color palette, including possible access to Eve Lee's records. The Color Palette Committee will be expanded and reconvened once the Archives Committee has completed its work.

ARC Meeting Location/Dates for 2024

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.

Foster Premier will need to reserve the Charter School Library
for June 27, July 25, August 29, September 26, and December 26.
Member Hicks will follow up with Foster.

The ARC will need to schedule our October and November
meetings to avoid conflicts with Halloween and Thanksgiving.
An alternate location will need to be found for these two
meetings if the Charter School Library is unavailable.

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, March 28, 2024.

The 2024 calendar of members taking Emails is as follows:

Jan – Leif, Feb – Frank, Mar – Steve, Apr – Leif, May – Kathy,
Jun – Frank, Jul – TBD, Aug – Steve, Sept – Kathy, Oct – Leif,
Nov – Frank, Dec – TBD

XII. Adjournment

A MOTION was made by Chair Rolfsen to adjourn the meeting at 7:50 p.m. Member Hicks 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.*