

Prairie Crossing
Architectural Review Committee

March 28, 2024

Meeting Minutes

Victoria Post Ranney Library, Wright Schoolhouse, PCCS

I. Call to Order

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

II. Roll Call

Present: Chair Leif Rolfsen and Members Steve Sennott (via Zoom), Frank Mynard, Rick Cummisford, and Kathy Hicks
Board Secretary Dan Bader

Homeowners: Jeff Nickerson, Emily Lane, Doug Walker, and Chris Truax (via Zoom)

III. Homeowner Forum

Jeff Nickerson and Emily Lane (1321 Hedgerow) discussed their concerns about a Chinkapin Oak, which is being planted in the backyard of 1345 Hedgerow, impeding their long views. The ARC informed them that this issue is being addressed by the Board.

Doug Walker presented his request to install a backyard paver patio and answered questions.

Chris Truax presented his request for a stamped concrete front walkway; back patio with fire pit, pavilion, and gas fireplace; and exterior door to garage. He also answered questions about his project.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the February 29, 2024, minutes. Member Hicks seconded. Motion carried 4-0, with 1 member abstaining.

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

Color Palette

No update at this time. SS

Bradley Bowman Visit

Member Sennott has narrowed down dates for Mr. Bowman's visit to a Saturday in May, and will finalize a date soon.

ARC Recording Secretary

Board President Nerge will follow up with the Board regarding the need for a new ARC Recording Secretary.

VII. New Business

New ARC Member

Rick Cummisford was welcomed as a new ARC Member.

Guidelines Revision

Per the Board's instructions, the ARC will propose a new revision, with the following parameters:

- *Restructure the 2018 document for clarity and simplicity.*
- *Make all necessary factual updates, for example 1) the name and contact information of the management company, 2) the contact information for the ARC, and any other similar items.*
- *Recommend minimal other updates only if necessary to clarify and simplify based on the restructuring or factual changes.*
- *This revision will not include substantive changes that result in new rules.*
- *Submit a fully redlined revision to the board for review by May 7th (2 months).*

The board and the ARC follow the process outlined in Section 1.06 of the 7th Revision of the PCHOA Association Guidelines, dated 12/06/2018.

The ARC has asked Member Cummisford to make these changes to the 2018 Guidelines Word document, and he will provide both a red-lined and clean version for ARC members to review. Chair Rolfsen, with ARC member input, will determine if an in-person meeting is necessary to complete this review.

VIII. Follow-Up on Approvals

IX. New Review Requests

R24-002 Maria Daracz, 1331 Osage Orange Rd, Lot 32, dated 3/6/2024.

Homeowner requests 2 new skylights to be installed in 2nd floor roof (east-south). 2 x 4 ft, Velux fixed, dark brown to match existing shingles. **Tabled 5-0.** Member Sennott will request a

drawing of the roof with dimensions and measurements showing the exact location of the skylights, manufacturer's brochure/spec sheet showing color and style of skylights, and assurance that the new skylights will match exactly the color and style of two previously approved and installed skylights (R23-036, 8/2/2023).
SS

R24-003 Melvin Theode, 1023 Harris Rd, Lot 202, dated 3/23/2024.

Homeowner requests exact replacement of asphalt driveway.
Approved 5-0. KH

R24-004 Melvin Theode, 1023 Harris Rd, Lot 202, dated 3/23/2024.

Homeowner requests replacement of front steps with Unilock Brussels stone, gray color, in the same style as neighbors' steps at 1015 and 1031 Harris Rd. **Approved 5-0. KH**

R24-005 Laura & Chris Truax, 1318 Prairie Trail, Lot 47, dated 3/28/2024.

Homeowner requests replacement of front walkway with stamped concrete in a stone pattern and Silver Gray color with a Soft Gray color release; backyard stamped concrete patio (same pattern/color as front walkway) with wood-burning fire pit; roofed pavilion off the back of garage; new exterior sliding door to garage; and gas insert fireplace. Clarifying information about concrete color and exterior door emailed to the ARC by Homeowner 4/5/24. **Approved via email vote 5-0.** Include in the approval letter a recommendation to the Homeowner that recessed can lights should be dimmable and a reminder to use warm-white bulbs of 800 lumens or less (per the Guidelines, Section 2.09, 3), and to follow Guidelines Section 4.07 for Outdoor Barbecues, Fire Pits and Fireplaces. The addition of

ceiling fans to the pavilion would require an additional request submission. **LR**

R24-006 Matthew Ross, 1419 Wild Iris Ln, Lot 115, dated 3/27/2024.

Homeowner requests addition of two Burr Oak trees to back yard. **Approved 5-0. RC**

R24-007 Douglas Walker & Kristen Jones, 867 Harris Rd, Lot 160, dated 3/28/2024.

Homeowner requests installation of paver patio in south side yard, using Quarry gray tumbled Belgian reversible pavers, and repair and reinstallation of the existing wooden steps and railing at the back door to sit on top of the new patio. Motion to table and approve once neighbor comments from both next-door neighbors are received. Member Cummisford will request neighbor comments. **Tabled 5-0. RC**

X. Other Agenda Items

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, April 25, 2024.

The 2024 calendar of members taking Emails is as follows:

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

XII. Adjournment

A MOTION was made by Chair Rolfsen to adjourn the meeting at 9:36 p.m. Member Cummisford 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.*