

Architectural Review Committee

January 02, 2013

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, January 02, 2013 at 7:30 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Dorsey called the meeting to order at approximately 7:37 p.m.

ROLL CALL

Upon a call of the roll, the following persons were:

Present: Chairman Dorsey, Members Rod Berry, Sandi Morris, Maryanne Natarajan, Paul Suvanich and Bob Gjerdingen (PCHOA Board Liaison)

Absent: Colleen Liberacki, recording secretary

Also present: None

Homeowner Forum

Nothing to report.

Minutes

A motion was made by Sandi Morris to approve the December 5, 2012 meeting minutes as presented, and seconded by Paul Suvanich, with the exception of a minor edit on page 6 regarding the time frame for holiday displays, the motion was carried unanimously.

Old Business

- A.** R12-009, Chris and Donna Engelhardt, 1550 Penstemon Court, Lot# 256, dated 5/1/12. HO is requesting approval for a project that will create an attached sunroom/screened-in porch, which will replace the current porch, which is rotting. Bob Gjerdingen and Suzanne Mynard felt it imperative that the HO furnish architectural designed drawings before additional time was spent on consideration. Chairman Dorsey was also reluctant to approve, felt that this project was morphing into a home addition, rather than just a screened-in porch project and that this project would change/exceed the original lines of the house. Also, if this truly were a room addition, footings or foundation would be necessary. Also lacking was the neighbor comments on the application. **Approval for this application has been held in abeyance pending submission of architectural designed drawings and neighbor comments.**

06-06-12

Chairman Dorsey reported receiving an architectural drawing for a similar project, with the statement (via email) that a trench foundation would also be installed. HO is reluctant to commit funds to create architectural plans for this project due to the uncertainty of ARC approval. The ambiguity of categorizing this structure as either a screened-in porch (which must **not** have windows, per ARC rules), or a sunroom, (which requires a permanent building foundation, per ARC rules) has presented

problems for all the ARC members. Suzanne Mynard feels that this is a house addition, and all windows, siding and roof must conform to the PC rules and present style of the house. Suzanne Mynard further believes the HO has 3 choices: 1) replace deck with rot-resistant material, 2) build a screened-in porch w/o windows, according to PC standards or 3) build room addition with siding, windows and roof (and proper foundation) that conform to PC standards, and all members concurred. **Approval for this application has been withheld and Chairman Dorsey requested that a letter be sent to HO explaining the decision.**

- 07-11-12** Nothing received from HO regarding ARC request. Rod Berry to check on this for next ARC meeting.
- 08-01-12** Rod Berry evaluated site and inquired about possible previous addition/renovation. He will keep an eye on it for any changes or response from HO about application non-approval.
- 09-05-12** Rod Berry reported no activity in regards to desired project. Chairman Dorsey requested that he keep an eye on it for any changes or response from HO about application non-approval.
- 10-03-12** Paul Suvanich now responsible for this territory; he will look to see if any activity is present.
- 11-07-12** Paul Suvanich not present, topic is deferred until next meeting.
- 12-05-12** Paul Suvanich not present, topic is deferred until next meeting.
- 01-02-13** Paul Suvanich indicated he has not seen any activity on this request, and will keep an eye on things to see what, if anything, happens.

Previously Discussed Review Requests

- A.** R12-022, Charles and Karla Boucek, 1337 Calamus Lane, Lot# 106, dated 10/10/2012. HO is requesting to permanently enclose the existing screened in porch and use the additional space created to expand the kitchen area. Additionally, he is seeking to create another more architecturally appealing porch. The request was accompanied by a floor plan and elevations. Chairman Dorsey noted that the ARC would also need a plat plan to demonstrate how the modifications would affect the structure placement on the lot. Bob Gjerdingen noted that this property backs up to the prairie common area and cautioned that the contractors could not access this lot through the prairie. Sandi Morris expressed concern that the HO should have a plan for protecting the prairie common area during the construction phase and the vendor(s) should only utilize the driveway for access. All members were in agreement that this project could proceed if the aforementioned conditions were observed. **Chairman Dorsey requested that an approval letter be sent to HO, with the conditions noted.**

- 12-05-12** Chairman Dorsey reported that the ARC has not yet received the requested plat plan and he instructed that the HO be sent a reminder letter.
- 01-02-13** Homeowner provided the requested plat plan. Based on receipt of this requested information, a formal approval letter should be issued, thanking the homeowner for providing the additional

information and complete with restatement of the conditions noted in the original letter.

- B.** R12-023, Ed & Kim Gerns, 1082 Prairie Trail, Lot# 65, dated 10/24/12. HO is requesting to change the color of their front door, to reflect some of the color changes that they have made to their landscaping this past year. The front door is currently a dark blue and they would like to change it to Red Velvet by Behr, a sample of which was included with their project request. Initially Chairman Dorsey did not have any objection to the color change, but to avoid inconsistency, he requested that Sandi Morris take the color sample provided to compare it with other red doors in the community before giving final approval to HO. **Chairman Dorsey requested that an approval letter be held in abeyance pending email communication from Sandi Morris.**

12-05-12 Sandi Morris reported that she gave permission to use her address as a reference point for color selection, but she has not heard from HO. A conditional approval letter was sent out last month.

01-02-13 Chairman Dorsey requested that this item be moved to the tracking document.

Previously Discussed Violations

None

New Business

Pattern Book Project

Due to illness, Suzanne Mynard decided not to appear before the ARC for this project follow-up. ARC members were given hard copies of the draft Pattern Book prior to the ARC meeting to review and provide comment. Sandi Morris volunteered to coordinate all comments into a single document for ARC review at the January 2 meeting. The ARC reviewed a majority of the comments and provided SM with some additional commentary and suggestions. Time ran out prior to completing the ARC review. It was requested that each ARC member complete an individual review of the remaining pages not covered, and provide to Sandi any last comments by Friday January 4, 2013. Sandi would then compile all reviewed comments into one last master to return to Suzanne Mynard for her next step in the process.

At the last ARC meeting, Bob Gjerdingen asked Chairman Dorsey to request that President Mynard get the boxed color samples out of the Liberty Prairie Foundation basement and into PC storage. Chairman Dorsey noted that once the pattern book is complete, the need for the hard material samples would be obsolete. It appears that these boxed color samples are the property of Prairie Holdings, or the successor thereto, and the ARC/Board has no authority to relocate these. Oops. It was determined that the color samples will remain where they are.

New Review Requests

No new requests at this meeting.

New Violations – sent to Premier Management

Chairman Dorsey indicated that the house at 1561 Amos Bennett has a For Sale sign in the front yard, and that he had already sent the info to Premier for correction of this violation.

ARC Action

Chairman Dorsey inquired about any topics to be contributed to an article for Meadowmix publication, other than a reminder about addressing issues surrounding holiday lights/decorations. Maryanne Natarajan again suggested assigning months to each ARC member to be responsible for Meadowmix article contributions. Chairman Dorsey will probably re-word/recycle Feb 2012 article for Feb 2013 issue.

Other Agenda Items

Maryanne Natarajan reported seeing a real estate sign on Harris Road MN noted that this sign was still displayed and that she forwarded a second e-mail to Premier Residential Management to address this. LD suggested MN copy the Board on the e-mail to keep them in the loop. and Chairman Dorsey noted the multitude of Christmas decorations on display in the community. He noted the one-month time frame before and 15 days after the holiday for display.

At the end of the meeting, LD dropped the bomb that he had informed the Board of his decision to step down from the ARC after the March 06, 2013 meeting, having spent 10-plus years between the transition teams and the ARC. This revelation was not well received.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:30 p.m. on Wednesday, February 06, 2013. The subsequent meetings of 2013 are as follows: March 06, April 03, May 01, June 05, July 03, August 07, September 04, October 02, November 06 and December 04.

Adjournment

Chairman Dorsey made a motion to adjourn the meeting at 9:05 p.m. The motion was carried unanimously.

Leo Dorsey for Colleen Liberacki, Recording Secretary

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