

Architectural Review Committee

December 06, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, December 06, 2017 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Husemoller called the meeting to order at approximately 7:01p.m.

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson, Sandi Morris and Dave Siebert; and Colleen Liberacki, recording secretary

Absent: David Carpenter (PCHOA Board Liaison)

Homeowner Forum

John Rouse was present to observe and be considered as an additional member to replace Joe Marencik’s spot. Mark Lovdjieff was present to answer any questions regarding his latest project application.

Minutes

A motion was made by Madson to approve the November 01, 2017 meeting minutes, and seconded by Braun; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

None

New Business

One project application request was dropped off in the box, but was incomplete lacking copies and a neighbor’s comment. It was given to Madson to return to the homeowner with instructions to complete the application and return it for the January meeting.

John Rouse expressed a desire to join the ARC and other members were welcoming to the idea. It was decided to recommend to the Board at their meeting the next evening that John Rouse should join the ARC.

A motion was made by Chairman Husemoller to approve the recommendation to the Board that John Rouse would join the ARC, and seconded by Morris; the motion was carried unanimously and Morris would communicate same to the Board.

New Review Requests

- A. R17-054, Melvin Thoede, 1023 Harris Road, Lot# 202, dated 10/23/2017. The homeowner submitted an application, neighbor's comments, plat of survey, a product mockup and drawing demonstrating placement, requesting the installation of a new Crestline window to replace the current single door out to the back patio, with the intention of it matching the other current existing window.

In addition, an Anderson 400 Series Frenchwood Gliding Slider (with a transom on the top, trimmed same as current door) will be installed in the middle of the two planned windows, opening to the back patio. There will also be wooden steps to accommodate the wider sliding glass door. Members desired to see how the back of the home currently looked to see if it could accommodate the requested installations. Braun was able to satisfy that concern with accessing MapsOnline. Chairman Husemoller felt that they needed either a product brochure or an online link to see the actual trim, not just the mockup for both installations. All members agreed to approve the project once the requested information was received. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of the requested information from the homeowners.**

- B. R17-055, Kathryn Kohn, 1160 Goldenrod Lane, Lot# 86, dated 12/06/2017. The homeowner submitted an application, neighbors' comments, manufacturer's specifications and product samples for a roof replacement and color change from Chateau Green to Owens Corning Duration Series Estate Gray shingle. It was determined that the present color of the house siding was beige/yellow and the roofing color would be compatible; all members agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- C. R17-056, Mark & Bonnie Lovdjieff, 1040 Harris Road, Lot# 222, dated 12/02/2017. The homeowner appeared before the committee submitting an application, neighbors' comments, elevations, manufacturer's specifications and photo rendering of the present deck and for a similar replacement (referencing Dittmeier's recently approved application) off the back door. The replacement deck will be the same size, however, the decking material will be Trex Transcends composite in either Gravel Path or Island Mist color, since he was advised gray was the only acceptable deck color. Lovdjieff was advised that a solid composite material between the deck and the ground was disallowed per the guidelines, so he agreed to the lattice trim. He was also advised the railing color needed to match the existing house trim and since Trex did not have available almond color, he would have to use wood and paint it accordingly. Later it was noticed that replacement railing/posts style details differed from the current railings and that must also be the same. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of conforming railing/post details regarding the style and trim color.**

Other Agenda Items

Madson furnished Morris with the Breen October letter to be kept with the original request.

The rest of the meeting was devoted to editing the ARC guidelines and two of the five members' edits were discussed and evaluated/accepted. Three more groups of edits needed to be discussed and accepted, but there was no feasible meeting time between now and the next year, due to holiday schedules.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, January 3, 2018. The calendar for the following meetings will be: February 7; March 7; April 4; May 2; June 6; July 11; August 1; September 5; October 3; November 7 and December 5, 2018.

Adjournment

Madson made a motion to adjourn the meeting at 9:35p.m., seconded by Morris. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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