

Village of Princeton Homeowners Association
Council Meeting
June 24, 2020

I. The meeting was called to order at 9:05 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Tom McGinn, Dick Linden and Jeff Smith. Also attending were Sandy LeDuc Acting Landscape Chair and Janet Burgess and Caroline DeCray, CSK Management. The meeting was conducted via Zoom due to COVID-19 restrictions.

II. Norm Ricker moved that the minutes of the May 14, 2020 Council Meeting be approved. Jeff Smith seconded the motion. It passed unanimously.

III. President's Report

With the exception of the pool, all facilities and buildings in Hershey's Mill have opened with restrictions. It is anticipated that the pool will open on July 1 using a reservation system to keep attendees within limits of existing guidelines. A full set of pool rules and restrictions should be distributed shortly.

A Request for Proposal for the Community Center expansion project was sent to three architectural firms.

IV. Committee Reports

A. Financial

Monthly financial data for May was distributed earlier this month. A detailed review of landscape expenditures will be made once bills for recent activities are received and paid.

B. Landscape

Sandy LeDuc has been compiling information on projects and costs since assuming acting chairmanship of the committee. Sandy recently received estimates for several drainage problems and will develop a prioritized list. The Council will convene a special meeting via Zoom to review the list and provide approvals. The Council approved the expenditure of approximately \$1700 to regrade the area along the side of 1243.

Approximately 14 trees were removed by AC Tree Service. The cost of the work was slightly over the \$10,000 in our Reserve budget for this work. There was carryover from last year to pay for the overage.

C. Maintenance

Norm Ricker asked CSK to provide status updates on the concrete step project, the inspection of chimney caps and the catch basin repair at 1232.

There was a lengthy discussion about our gutter problems. The gutters are clogging not only at the downspout entrances but also in the elbows that route downspouts from the gutter to the side of the house. The efficacy of gutter guards and gutter screens were discussed, with CSK reporting that practically all villages have opted not to use them. More frequent cleaning of gutters and downspout elbows was also discussed. Norm will contact village maintenance managers to solicit information about their experiences. He also will ask our roofing expert if larger downspouts would alleviate problems.

D. Architectural Compliance

Dick Linden received one ARF from a homeowner wishing to install gutter guards/screens on his residence. The Council disapproved this request.

V. Resident Business

A meeting will be scheduled with an asphalt contractor regarding the drainage problem at 1243.

CSK will send a letter to 1205 regarding the deck which is need of maintenance.

CSK will obtain quotes for stucco repairs required at 1215.

VI. Old Business

None

VII. New Business

Sandy LeDuc suggested that the Landscape Guidelines be reviewed and updated. She volunteered to make suggested revisions that better delineate the responsibilities (including financial) of the village and homeowners. She also plans to compile a list of resources that residents might use to perform landscaping projects.

VIII. Discussion Items

None

IX. Information Items

A. Owner Balances

Only one resident remains in arrears on HOA fees. Despite repeated attempts to get this resolved, no action has been taken by the homeowner. The matter has been turned over to an attorney.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

X. Special Discussion

The Council met in executive session to address concerns expressed by members about the functioning of the Landscape Committee. After discussion, the Council decided to designate Sandy LeDuc as the Acting Chair of the LC until changed by the Council. Sandy will be responsible for managing the budget, determining priorities and managing the accomplishment of projects. The Council hopes that Karen Mulvey will support Sandy in her areas of expertise such as plant selections and an overall landscape vision. The Council believes this arrangement allows us all to benefit from the individual talents that Sandy and Karen bring, and allows Karen to make significant contributions while she recuperates from recent surgeries.

XI. The meeting was adjourned at 10:40 am. The next Council meeting will be held on August 26, 2020 at 9:00 am.