

Village of Princeton Homeowners Association
Council Meeting
December 3, 2020

I. The meeting was called to order at 9:00 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Dick Linden Jeff Smith, and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray, CSK Management. The meeting was held via Zoom due to recent increases in COVID 19 restrictions.

II. Sandy LeDuc moved that the minutes of the September 9, 2020 Council Meeting be approved. Norm Ricker seconded the motion. It passed unanimously.

IV. President's Report

The majority of the paving project on Mill Road has been completed. The contractor has been asked to increase the height of the speed bump and to address ponding issues outside the North Gate.

An architect has been hired to prepare possible layouts/elevations and cost estimates for the Community Center expansion. Hershey's Mill assesses a fee to each new buyer equal to 12 times the monthly fee charged to each existing homeowner. HM believe the assessment to new owners will pay for any loans for the expansion. The finance committee will prepare an article for the Digest providing more detail.

The Board of Directors continues to explore ways to complete the walking path from Franklin to the North Gate. HM owns three feet of land on either side of Chandler Drive. Consideration is being given to shifting Chandler three feet to the north (Princeton/Glenwood side) and creating the path along the southern (Franklin) side of the road. No costs have been developed for this option yet.

A termination letter was delivered to Dooley Pyne's PO Box on November 21, 2020.

V. Committee Reports

A. Financial

Jeff Smith reported that our status is the same as reported in October. Expectation is that most items will be under budget. One exception is tree removal, which may

run slightly over. Also, it was noted that with the \$9965 supplement (carry over 2019 funds) provided in July, Landscaping will be on budget.

B. Landscape

Sandy LeDuc has finalized details of our contract with HM Landscape Division. The contract for 2021-2023 was signed on October 24th.

Sandy is working to have the few remaining projects completed, and Jeff Smith reported that two trees are scheduled for removal this month.

C. Maintenance

Norm Ricker provided a summary of the major projects undertaken this year. Those projects were: first half of replacement steps, speed bump to divert water and line striping, replacement of three rear doors, second third of garage roof replacements, alarm panels reprogrammed and batteries replaced, and testing of front door locks.

Those projects already contracted for in 2021 are: remainder of garage roof replacements, remainder of replacement steps, replacement of original chimney caps, and replacement of trash/recycle doors (possibly storage shed doors).

An issue had been raised about the proper pitch of the recently installed concrete steps at 1208 which was allowing water to pool. It was thought that regrading would solve the problem, but that is not certain. Conditions at the step will be monitored and fixed if necessary when the contractor completes remaining steps in the spring.

D. Architectural Compliance

Dick Linden reported that no ARFs had been submitted since the Council meeting on October 22nd.

An information sheet that Dick prepared about his window recycling project was distributed to all residents via email. There was a short discussion about contractors who offer services to maintain existing windows. Once relevant information is collected, it will be distributed as a supplement to Dick's information.

VI. Resident Business

There was a lengthy discussion about a chimney cap leak at 1207 which caused major damage to the chimney enclosure (chase). The damage was discovered by an electrician

hired by the homeowner to install a light in the storage shed and brought to the Council's attention just a few days prior to the meeting. It is our belief that the cap had been leaking undetected for a long period of time which caused significant deterioration to the framing and sheathing of the chase. After consulting our Rules and Regulations, Maintenance Guidelines, and the Amended and Restated Declaration of Covenants and Easements for the Village of Princeton as Amended April 14, 2002, the Council unanimously decided to pay for the necessary repairs. Despite multiple inspections, during painting projects, siding replacements, a recent specific inspection of chimney caps, and a home inspection by the new owner, this ongoing problem was not found. In part because replacement of caps is a HOA responsibility, the Council decided to take responsibility for the fix.

VII. Old Business

There was no old business.

VIII. New Business

The Council reviewed and accepted the 2021 Meeting Schedule and Annual Events Calendar proposed by CSK.

IX. Discussion Items

A resident had voiced a complaint about election related material being placed on doors in late October. HM has a "no solicitation" policy, but it is not enforceable, so there is nothing the Council can do.

X. Information Items

A. Owner Balances

This most recent report showed much improvement over that October 22nd. It showed a payment, not in full, by one homeowner who is chronically late. A few homeowners still require monitoring.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 10:25 am. The next Council meeting will be held on April 28, 2021 at 9:00 am.