

Village of Princeton Homeowners Association
Council Meeting
May 26, 2021

I. The meeting was called to order at 8:53 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 in the Ardmore Room of the Community Center.

II. Norm Ricker moved that the minutes of the December 3, 2020 Council Meeting be approved. Jeff Smith seconded the motion. It passed unanimously.

III. The results of the Council Member election held earlier in May were that Doug Sizelove was reelected and that Sandy LeDuc was elected. The Council then held elections for the Council positions. Those results were Doug Sizelove –President, Norm Ricker – Vice President, Jeff Smith – Treasurer, Dick Linden – Secretary, and Sandy LeDuc – Member at Large.

IV. President's Report

Aqua has scaled back its water main replacement program for 2022. The program will not include Hershey' Drive.

Planning for expansion of the Community Center continues. Several iterations of sketch plans have been reviewed, and the latest version has been given to four contractors for ballpark estimates. It is expected to go out for bidding in the fall.

An alternative site is being considered for the dog run, along the creek opposite the garden plot area.

V. Committee Reports

A. Financial

Jeff Smith reported that our deficit has been reduced by approximately \$3000.00. Carry over funds will cover any deficit due to snow removal.

B. Landscape

Sandy LeDuc reported that she has not made any significant expenditures so far this year, except for plants for entrances.

She and Jeff Smith assessed trees that will be trimmed back from buildings.

Mulching, which was late to start, has been complete.

Sandy has approved LRFs for Rothfuss/Mulvey, Markus, Townsend, Wingerd, Lukens, and Engel. She is assisting Arrison and Jones with the submission of LRFs.

C. Maintenance

Norm Ricker informed the Council that the contractor for the trash/recycle doors was called back to caulk the headers above the doors.

Norm, Dick Linden, Rod Lukens, and Caroline DeCray inspected building exteriors on May 5, 2021. Norm thought building were in fairly good condition. Work orders have been issued for the noted deficiencies.

The reroofing of all garages and mailbox kiosks is now complete.

The next series of chimney caps has been replaced. The last series are on order and will be installed when received.

Our concrete contractor is scheduled to replace the last of our railroad tie steps in the first week of June (weather permitting).

Our first gutter cleaning of the year has been completed.

D. Architectural Compliance

Dick Linden reported the following ARF activity:

1195 window replacement - Approved

1195 window restoration - Approved

1217 new window opening – in progress

1208 conversion of sun room to three season room – in progress

VI. Resident Business

The Council reviewed letters being sent to home owners about deficiencies noted during the inspection which must be corrected at the home owners expense.

VII. Old Business

There was no old business.

VIII. New Business

The Council decided to investigate solutions and estimates for improving the appearance of the west side of the upper entrance.

IX. Discussion Items

There were no discussion items.

X. Information Items

A. Owner Balances

The two longstanding overdue accounts remain in that status.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 10:00 am. The next Council meeting will be held on June 30, 2021 at 9:00 am.