

Village of Princeton Homeowners Association  
Council Meeting  
June 30, 2021

I. The meeting was called to order at 8:55 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. Jeff Smith moved that the minutes of the May 26, 2021 Council Meeting be approved. Norm Ricker seconded the motion. It passed unanimously.

III. President's Report

Planning for expansion of the Community Center continues. The Master Association approved the expenditure of \$85,000 for the preparation of detailed plans and bid packages. The project is expected to go out for bid in the fall with work starting in late fall/early spring.

The Master Association approved a site for the dog run, along the creek opposite the garden plot area. Decisions are yet to be made about the final layout, fencing, and location of parking spaces.

Master Association Pet Rules were distributed at the last meeting. Doug Sizelove will vote in favor of the rules at the July 1<sup>st</sup> MA meeting. The Princeton Council will consider adopting them at its next meeting on August 25<sup>th</sup>.

V. Committee Reports

A. Financial

Jeff Smith reported that our spending is very close to budget. Maintenance expenditures are lagging a bit, but should accelerate as the repairs noted in the spring inspection are accomplished.

B. Landscape

Sandy LeDuc and Jeff Smith are jointly working to have trees trimmed away from buildings and gutters. Lower level trimming will be accomplished as part of our contract with HMLD. The work higher up will be done by AC Tree.

When HMLD announced their plans to spray for weeds, Sandy asked residents who did not want chemicals sprayed to notify her. Although that information was provided to HMLD, some or all of the chemical-free residents were sprayed. Sandy has contacted HMLD to emphasize our desires in Princeton in hopes of avoiding a repeat.

Sandy provided her latest budget report.

C. Maintenance

The last of our chimney caps are on order and will be installed when received.

Our concrete contractor is working on the last few replacements of rail road tie steps. Norm has asked him to paint a 3 inch black strip on the top edge of each step to enhance visibility.

Lights at the upper entrance have been repaired, with the exception of the island. The electrician will be recalled.

Egan has begun working on the repairs noted during the spring inspection.

The Lint Doctor has been engaged to clean all dryer vents in the Village. He does not need to enter your home, but does need you at home to turn the dryer on while he works. He has contact information for residents and will make arrangements individually. Work is to be done in July.

D. Architectural Compliance

Dick Linden reported the following ARF activity:

1178 propane tank, fireplace insert, landscape plan - Approved  
1203 window replacement – Approved  
1211 paint deck gauntlet gray – Approved  
1217 new windows and decking – in progress  
1219 deck replacement – in progress  
1236 new skylight and new awning over deck – both in progress

VI. Resident Business

The Council reviewed the status of one account where a resident is in arrears on HOA fees.

The Council reviewed water problems that had been reported by one resident. Through Sandy's actions, HMLD had repositioned a front drain to alleviate water collection and leaking into the basement. Norm had already tasked Egan to investigate leaking into the rear sunroom and requested that Leroy inspect the roof for problems.

VII. Old Business

The idea of adding numbers to the rear of homes was revisited. Again, it did not gain the support of a majority of the Council.

VIII. New Business

There was no new business.

IX. Discussion Items

There were no discussion items.

X. Information Items

A. Owner Balances

Of the two longstanding overdue accounts, one recently made a significant payment and the other has been turned over to our lawyer.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 9:55 am. The next Council meeting will be held on August 25, 2021 at 9:00 am.