

Village of Princeton Homeowners Association
Council Meeting
August 25, 2021

I. The meeting was called to order at 8:55 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Dick Linden, and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray, CSK Management. Jeff Smith was traveling and did not attend. The meeting was held in the Ardmore Room of the Community Center.

II. Norm Ricker moved that the minutes of the June 30, 2021 Council Meeting be approved. Dick Linden seconded the motion. It passed unanimously.

III. President's Report

Sketches and drawings for the expanded Community Center will be on display in the CC, pool house, and golf club when available.

All sports sites scheduled for improvement will be completed this spring. A formal vote on plans and costs will be taken by the Master Association in September.

The Master Association approved a set of Pet Rules for Hershey's Mill at its meeting on July 1, 2021. The rules will be incorporated into the Bylaws.

There have been a few problems created by residents flying drones. The Board of Directors is considering the creation of a set of rules for drones.

At a special meeting on August 24, 2021 the Master Association unanimously agreed to sign a permanent easement with Franklin Village that will allow the completion of the walking path. A 1300 foot path, matching the existing paths, will be created along Chandler Drive and Franklin Village (from Princeton to Mill Road). Cost of the project is approximately \$100,000.00, and it will be complete before winter.

IV. Committee Reports

A. Financial

Jeff Smith did not attend, but sent a report by email. Expenditures are within or close to budget with the exception of snow removal. Doug reminded everyone that the Council had decided to pay the overage in snow removal from excess funds carried over from 2020 and that it had to be accomplished by December 31st. Janet said she was waiting for the 2020 audit

and would make the financial adjustments once she had final numbers. She said she would remind our accountant again that we were waiting on the audit.

B. Landscape

Sandy did a walkthrough of the Village with Hershey's Mill Landscape Division to talk about several projects. Once she has proposals she will reassess her budget. She provided a list of projects for the Council's information.

There was a lengthy discussion of a project proposed for 1215. The Taylors want to install a stairway/walkway combination that runs from their front door area up the hill to the street adjacent to their garage. There was a stairway in this location originally, but it was removed by the previous residents about four years ago. The Taylors have been asked to provide a more detailed drawing showing the proposed location of the stairs. Project approval requires input from Landscape (Sandy), Architecture (Dick), and Maintenance (Norm). In order to avoid miscommunication, Sandy volunteered to be the one voice communicating with the Taylors, with the understanding that Norm and Dick will be working with her. It was decided that the final approval of the Taylor's project will be made by a vote of the full Council.

C. Maintenance

All chimney caps have been replaced.

All railroad tie steps have been replaced, and the contractor painted a 3 inch black strip on the top edge of each concrete step to enhance visibility. The black strips need to be repainted to look more professionally done, and Norm has asked the contractor to do so.

Egan continues to work on the repairs noted during the spring inspection. He has been delayed due to weather.

The Lint Doctor has cleaned dryer vents in all but 10 homes. He will be back in October to complete the work.

Egan replace lower level rear doors at 1175, 1176, 1178, and 1219, and he will replace the door at 1177. There are problems with the screen doors that Egan is resolving with the manufacturer.

Norm provided an updated Reserve Study spreadsheet.

D. Architectural Compliance

Dick Linden reported the following ARF activity since the last meeting:

- 1186 skylight glass replacement – approved
- 1176 front storm door replacement – approved
- 1195 replacement of 10 skylights – approved
- 1230 paint deck Gauntlet Gray (change from cedar) – approved
- 1219 re-decking – approved, contingent on building permit
- 1217 new windows – in progress

V. Resident Business

The Council decided to forgo any further legal activity regarding one resident who is in arrears on HOA fees. CSK will investigate if there is a non-canceled authorization on file which might allow us to collect some of the owed payments.

VII. Old Business

The Council voted to adopt the HM Pet Rules as the Princeton Village Pet Rules. They will be made a part of our Rules and Regulations when we update them.

VIII. New Business

The Council voted to renew the Village insurance policy and retain the current levels of coverage. There is a cost increase, but this means that home owners will not have to adjust deductible amounts in their policies.

IX. Discussion Items

There were no discussion items.

X. Information Items

A. Owner Balances

We still have two longstanding overdue accounts.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 10:40 am. The next Council meeting will be held on October 27, 2021 at 9:00 am.