

Village of Princeton Homeowners Association
Council Meeting
October 28, 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 (via Zoom), CSK Management. The meeting was held in the Ardmore Room of the Community Center.

II. Doug Sizelove pointed out a missing word from the minutes for the August 25th meeting. Jeff Smith moved that the minutes, with the correction, be approved. Norm Ricker seconded the motion. It passed unanimously.

III. President's Report

Floor plan drawings for the expanded Community Center were distributed to village presidents. Those drawings along with pictorials will be on display in the CC, pool house, and golf club when all are available.

The Board of Directors is working to assist those villages impacted by the recent heavy rains.

The fence has been installed for the dog exercise area. Work is being completed on the parking area along Chandler Drive.

It was reported that several villages experienced power outages during at least one of the recent storms. Outages were short in duration due to the switching and rerouting equipment installed by PECO.

IV. Committee Reports

A. Financial

Jeff Smith reported that expenditures through September are largely in line with the budget. There is an overage of \$12,150 in the snow removal account, a portion of which can be covered by the 2020 excess in the O&M Account. There is also a \$2,376.99 deficit in the Landscape Contract line, but this is more than offset by an excess of \$2,936.57 in the General Maintenance line.

There were no expenditures for tree work in the first nine months of the year, but an invoice for \$4670 was submitted for payment in October.

Other lines are close to budgeted figures.

B. Landscape

Sandy LeDuc reported that a major tree trimming effort was just concluded. The objective was to lessen leaves falling into gutters and to allow more sunlight for shrubs.

There was no progress to report on the Taylors stairway/walkway project.

Sandy also reported that landscaping work is ongoing. She is trying to get up to date paper work from HMLD to make a detailed assessment of her budget, but expects to have an excess in her line.

C. Maintenance

Norm Ricker reported that Lint Doctors are back this month to complete cleanings.

He said Egan is still working with the supplier and manufacturer to resolve problems with lower level rear doors at 1175, 1176, 1178, and 1219, and eventually 1177.

Norm said Egan is still working to repair items identified during the spring inspection. Work to date is more than the budgeted amount, and this will be reflected in the Reserve Study update. Egan has been directed to close down current work and submit a current bill so that a more detailed review of the budget can be made.

D. Architectural Compliance

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

1208 enclosing existing screen porch with casement windows - approved
1217 new windows – in progress, awaiting drawings
1219 re-decking – approved, building permit obtained

V. Resident Business

None

VII. Old Business

Doug Sizelove asked about the status of our audit. Janet Burgess had been in recent contact with our auditor and indicated that we should have it in early November.

VIII. New Business

The proposed budget for 2022 was reviewed. The budget is based on a quarterly fee of \$1835 per home and allows for our normal Reserve Account contribution of \$130,611. Several budget lines such as the Master Association fee, our landscape contract, insurance and trash collection are increased due to rising costs. The Council made reductions where appropriate in budgets for items such as Grading & Drainage and Trees. Jeff Smith made a motion that the budget be approved, which was seconded by Dick Linden. The budget was approved unanimously.

The Council voted unanimously to increase the Capital Contribution fee charged to new homeowners from being equal to one quarterly payment to being equal to two quarterly payments. This change will be effective for all home sold after January 1, 2022.

IX. Discussion Items

The Council decided to provide budget information to residents by mail rather than holding an open meeting. The mailing will consist of a cover letter providing an explanation of the budget and reports from each of the Council members/Committee Chairs. The mailing should go out in mid-November.

X. Information Items

A. Owner Balances

We now have only one overdue account.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 9:57 am. The next Council meeting will be held on December 1, 2021 at 9:00 am.