

Village of Princeton Homeowners Association
Council Meeting
May 25, 2022

I. The meeting was called to order at 8:55 am by Doug Sizelove, President. Attending were Council members Dick Linden, Jeff Smith and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray, CSK Management. Rod Lukens, elected to the Council on May 5th, was traveling and did not attend. The meeting was held in the Ardmore Room of the Community Center.

II. Jeff Smith made a motion to approve the minutes of the Council meeting of April 27, 2022. The motion was seconded by Dick Linden. It passed unanimously.

III. The Council voted members into the following positions; President – Doug Sizelove; Vice President – Dick Linden; Treasurer – Jeff Smith; Secretary – Sandy LeDuc; At Large Member – Rod Lukens.

IV. President's Report

The only item that Doug Sizelove reported on was the fuel surcharge being assessed by Blozenski. The Board of Directors have had meetings and expect to have the charge reduced but not eliminated.

V. Committee Reports

A. Financial

Jeff Smith reported that we continue to see small overages in some line items and under spending in others which is expected.

B. Landscape

Sandy LeDuc reported that upper entrance plantings are in. Proposals are needed for large projects at 1226/1227 and 1238. Both will require further discussions with HMLD.

C. Maintenance

Our first gutter cleaning has been performed. Repair of the lower entrance wall is completed. A detailed review of the punch list generated by the exterior inspection team was deferred until Rod Lukens returns.

D. Architecture Compliance

Dick Linden reported the approval of one ARF for a window replacement at 1221 (to be done by the homeowner).

VI. Resident Business

Two items on the inspection punch list for 1180 were discussed.

The first was a recessed light installed above the front door. This is the first installation of a recessed light in the Village, and it was done without an ARF. The Council decided not to require removal of the light, to have the President send a Village-wide email reminding residents to gain approval prior to making any exterior change, and to have any other request for a recessed front entry light brought to the full Council for decision.

The second was the poor workmanship on the trim surrounding a replacement window. After discussion, the Council decided to send a letter to the homeowner requesting that the trim be replaced or repaired, leaving the matter to be resolved between the homeowner and contractor.

VII. Old Business

None

VIII. New Business

The Council briefly discussed an email that was sent to all presidents about companies buying homes in HOA communities, renting the properties out, and failing to spend money on maintenance. It was decided that this happening in Princeton Village was extremely unlikely since the HOA is responsible for all exterior maintenance. No action was taken.

IX. Discussion Items

Solar panels were discussed again. Sandy LeDuc volunteered to contact the HM Technology Committee and our insurance carrier in hopes of collecting more pertinent information.

X. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

XI. The meeting was adjourned at 10:04 am. The next Council meeting will be held on June 29, 2022 at 9:00 am.