

Village of Princeton Homeowners Association
Council Meeting
June 29, 2022

I. The meeting was called to order at 9:00 am by Doug Sizelove, President. Attending were Council members Dick Linden, Jeff Smith, Sandy LeDuc, and Rod Lukens. 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 made a motion to approve the minutes of the Council meeting of May 25, 2022. The motion was seconded by Dick Linden. It passed unanimously.

III. President's Report

Solutions to the storm water issues from hurricane Ida have been started. A grant application has been submitted for Federal funds amounting to \$175,000. If granted, the funds would be distributed through the County.

Two responses have been received to bid packages sent out for the Community Center addition. Bids will be scrubbed to find areas where cost savings might be achieved. Scrubbing has been done for the parking lot bids with costs reduced by \$100,000. A detailed presentation will be made to the Master Association at the July meeting. When the vote to approve/disapprove takes place, I plan to poll the village and vote accordingly.

IV. 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. We currently have an excess in the Maintenance Account due to Egan still having repairs from the spring walk through to attend to.

B. Landscape

Sandy LeDuc provided a spreadsheet of planned projects and estimated costs. The spreadsheet shows uncommitted funds in the amount of \$9,294 as of June 29th.

C. Maintenance

Rod Lukens reported on the following items:

Bids are being solicited for paving projects at 1182, 1192, 1223, and 1238. One bid of \$8,960 has been received and Rod is meeting with another contractor this afternoon to clarify his bid.

Rod met with Egan on June 27 about replacing the house number signs at intersections within the Village. After a short discussion, the Council also approved replacement of the Village signs along Chandler Dr. at the upper and lower entrances.

Rod plans to reconcile the repair list from the spring inspection against the repairs actually completed by Egan.

The Council decided to hold off any asphalt work at 1226/1227 until HMLD completes its work to address the runoff problem.

D. Architecture

Dick Linden reported the following ARF activity:

Approved: 1221 Replace front storm door

Pending: 1179 Deck repairs (may not be an ARF, dependent on scope)
1220 Split HVAC system (supplementing main system)
1202 Extension of deck into common area
1195 New front storm door
1238 Window replacement

The Council had a lengthy discussion about the deck extension at 1202. This is a first of its kind request since the home owner wants to extend the deck perpendicular to the house not parallel. The common area behind this building (1200-1203) is about 12 feet wide, existing decks to the forest fragment, and in poor condition due to surface tree roots and sparse grass. The Council agreed in principle to permit the extension subject to a review of detailed plans and leaving access for HMLD equipment. [After the meeting Rod Lukens inspected the area behind 1202 and discovered that a sewer line and Verizon's fiber optic lines run parallel to the back of the building. In a conversation with the home owner while on-site Rod learned that the home owner's desire is to extend his existing deck all the way to the forest fragment.]

V. Resident Business

Two items on the inspection punch list for 1180 were discussed at last month's meeting. The Council revisited them to clarify our understanding

The first was a recessed light installed above the front door which the Council learned was installed by a previous home owner. Record keeping prior to CSK's becoming our Managing Agent was poor at best, so we have no information on this light. Regardless, the Council reaffirmed its decision to allow this light to remain in place.

The second was the poor workmanship on the trim surrounding a replacement window. The Council still believes that the trim needs to be fixed and that this is a matter for the home owner and the contractor. Dick Linden will meet with the contractor to explain what repairs are required.

VI. Old Business

The Council discussed solar panels again. Sandy LeDuc had contacted our insurance company and found that adding solar panels to one or even a few homes would likely not raise insurance rates. The Council made no progress making a response to a request for Village requirements made by the home owner at 1220.

An inspection of shingles reported to be curling/lifting in the spring walk through has been completed. No repairs are necessary.

VII. New Business

After a short discussion, the Council approved the placement of numbers on the rear of homes, probably on decks.

VIII. Discussion Items

IX. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

X. The meeting was adjourned at 10:20 am. The next Council meeting will be held on August 31, 2022 at 9:00 am.