

Village of Princeton Homeowners Association
Council Meeting
August 31, 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. Sandy LeDuc made a motion to approve the minutes of the Council meeting of June 29, 2022. The motion was seconded by Jeff Smith. It passed unanimously.

III. President's Report

There was no Master Association report, as the MA did not meet in August. Dick Linden raised a concern about Verizon buried cables which have been exposed due to erosion. Doug Sizelove agreed to contact the Kane's about the problem.

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. He raised a concern about landscape costs, but the major projects have been completed.

B. Landscape

Sandy LeDuc provided an updated spreadsheet of planned projects and estimated costs. She is waiting for HMLD to complete several budgeted projects.

C. Maintenance

Rod Lukens reported on the following items:

Contact was made with Richard Egan about the backlog of repairs. Egan should be back in the village after Labor Day. Rod will investigate using an additional contractor to complete repair work more expeditiously.

Rod has accepted a proposal for deck repair at 1179, with \$500 of the cost to be paid by the homeowner.

A proposal from Egan has been accepted for village directional signs.

R. Smith completed paving work at the following locations:

Walk replacements at 1182 and 1192

New walk at 1238

Sinkhole repairs at 1223 and 1179

Repair of raised cracks at 1193, 1211 and 1239

Walkway restoration/ramp removal at 1241

Repair adjacent to garage at 1227

Walkway widening at 1176 (paid by owner)

D. Architecture

Dick Linden reported the following ARF activity:

Approved: 1215 Repair/replace six windows
1220 New mini-split heat pump
1234 Window replacement
1202 Installation of fixed benches on deck
1176 Widen front entry asphalt walkway (new application)
1242 Replacement windows and skylights

Pending: 1179 Deck repairs (not an ARF, shifted to maintenance)
1195 New front storm door
1238 Window replacement
1180 Window trim repairs requires contact with Leroy

V. Resident Business

None

VI. Old Business

The Council discussed solar panels again. This issue is complicated because homeowners will place something they own, panels or shingles, on top of a roof that the HOA has the responsibility to maintain/repair/replace. The Council will try to collect additional

information by contacting HOA managed communities that permit solar installations. The Council also plans to survey residents strictly about the visual aspects of solar installations.

VII. New Business

Ash trees will be removed next year.

VIII. Discussion Items

IX. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

X. The meeting was adjourned at 10:30 am. The next Council meeting will be held on October 26, 2022 at 9:00 am.