

Village of Princeton Homeowners Association  
Open Meeting  
November 29, 2022

I. The meeting was called to order at 7:33 pm by Doug Sizelove, President. The full Council and approximately 30 residents attended. The meeting was held in Wooldridge Hall of the Community Center.

II. Doug Sizelove introduced himself, other members of the Council, and the Co-Chairs of the Social Committee. Donna and Dave Shumaker (1211) introduced themselves as new residents.

III. President's Report

Doug Sizelove reported the following five items:

Storm water problems are still being addressed and as a result, work on the Community Center addition remains on hold.

Work has begun on the Sports Complex

The Verizon Contract has been renewed. This will provide improved service at no increase in cost for 2023.

The results of the Solar Survey are: 31 allow, 20 disallow, 18 did not respond

A reminder was provided that the Master Association and Board of Directors only deal with issues outside villages such as the pool, security, dog area, etc.

IV. Council Member Reports

A. Financial

Jeff Smith reported that spending to date has been very close to budgeted amounts. He expects that without snow removal costs in December there will be a small carry over amount into next year. He then summarized the budget letter that had recently been sent out explaining the reason for the \$90 per quarter increase from 2022.

B. Landscape

Sandy LeDuc reported that the manager at HMLD has left, which will cause a renewed effort to establish a good working relationship with the replacement. She told the audience that we will have one more leaf clean up and may be able to cut back more shrubs for rejuvenation. Sandy reported that in spite of all the personnel problems at HMLD, our landscaping looked decent this past year.

### C. Maintenance

Rod Lukens reported that repairs identified during the April walk-through are now about 90% complete. Because these repairs were so slow in being made, Rod is investigating adding another general contractor as a source to make these repairs. He reported that paving repairs were made at 10 homes. In 2023 Rod hopes to repair/replace storage shed doors, repair garage foundation wall masonry, and install ADA compliant handrails. He closed by reminding homeowners that they were responsible for decks. There was a question from the audience asking how we forecast large expenses and set aside funds for them. Rod explained that we use a spread sheet-like tool to predict when funds are needed and track the balance in our Reserve Account.

### D. Architecture

Dick Linden explained our basic philosophy about changes to building exteriors. We want to keep the same appearance the Village had 30 years ago. He then explained that we do that through the ARF process. He told attendees that routine changes can be approved very quickly by him. A change that is new and never been approved before must go the full Council. Dick closed by recommending that residents contact him as soon as they have an idea for a change so he can guide them through the process.

### V. Social Committee Report

Audrey Sizelove, Co-Chair, thanked Karen Smith for her work this past year as Co-Chair of the committee. She listed all the social events the committee had organized this year along with a few planned for December. She asked that anyone with ideas for events we might add in 2023 get in touch with her.

### VI. Open Forum

There was one question/comment about the way Egan installs trim on buildings. No action was necessary.

### VII. Adjournment

The meeting was adjourned at 8:30 pm.