

Village of Princeton Homeowners Association  
Council Meeting  
April 26, 2023

I. The meeting was called to order at 9:02 am by Doug Sizelove, President. Attending were Council members Dick Linden, Jeff Smith, Sandy LeDuc, and Rod Lukens. Also attending was Janet Burgess, CSK Management. The meeting was held in the Ardmore Room of the Community Center. An additional attendee was Jeff Taylor who is expected to be elected to the Council on May 4.

II. Jeff Smith made a motion to approve the minutes of the Council meeting of October 26, 2022. The motion was seconded by Sandy LeDuc. It passed unanimously.

III. President's Report

Doug Sizelove reported the following items:

Storm water problems are still being addressed and as a result, work on the Community Center addition remains on hold. Cost of work so far is approximately \$300K, with the same amount to be spent to complete work. Size of projects are limited by individual cost and area of ground disturbed.

The Documents Committee is drafting a survey to solicit thoughts of residents about improvements.

There is a possibility of installing a cell tower near the 13<sup>th</sup> tee.

IV. Committee Reports

A. Financial

Jeff Smith reported that we ended last year with a budget surplus of \$11,323, almost all of which was due to being under budget in maintenance expenses. Added to our 2020 end of year operating fund we begin 2023 with \$38,278 in that fund.

Through the first quarter of this year our actual expenses for both the Administrative and Maintenance line items were under budget by \$17,642, due primarily to lack of snow.

Jeff asked Janet Burgess if there were higher yield accounts where our Reserve/Capital funds could be kept. Janet presented several options. After discussion, the Council decided to keep the minimum amount needed in our CIT account and place the remainder of our funds in a high yield money market account with Citadel Federal Credit Union.

The Princeton Village Council has authorized association manager, Janet Burgess, CSK Management, Inc. to open the High Yield Money Market Account at Citadel Federal Credit Union as soon as possible.

B. Landscape

Sandy LeDuc reported general dissatisfaction with HMLD. The Master Association has appointed Anthony Natalie, a resident, to liaise between villages and HMLD. Also, HMLD has hired a husband and wife team as supervisors, although word is that they are leaving.

Recently a berm was completed at 1211, and a box drain was installed at 1235.

Sandy listed these projects planned for this year:  
Clean up healthy trees and shrubs as budget allows  
1235/1236 regrade, plant dwarf tree, new plan for area  
Abate water flow from 1225 to 1228  
Test fescue planting in area of 1215-1225  
Develop a plan to water new plantings

Sandy thanked Rod for his assistance with drainage problems

C. Maintenance

Rod Lukens reported that Egan has complete items from last spring's walk through, with the exception of painting.

Electrical changes/repairs have been made at several locations:

Light replacement at the upper village sign  
Replace faulty outlets at the upper village island  
Bulb replacement in three streetlight  
Additional lighting at the steps 1215-1217

The following work is in progress:

Painting of replaced wood  
Installation of down lighting at upper island  
2023 spring walk through is partially completed

The following work is being considered for 2023

Repaving problem walkways  
Installation of ADA handrails where needed  
Masonry repairs were needed  
Shed door replacement  
Replaced damaged garage door weather seals  
Repainting traffic and parking stall lines  
Prepare a forecast for painting and roof replacement

D. Architecture

Dick Linden reported the following ARF activity:

Approved: 1195 Replace front door with accepted design  
1208 Replace rear deck storm door  
1211 Install new roof exhaust fans through roof  
1219 Replace existing skylights  
1234 Install safety handrail for front stoop

Pending: 1190 Complete replacement of rear deck

V. Resident Business

None

VI. Old Business

None

VII. New Business

Janet Burgess pointed out that dryer vent cleaning was last done in 2021. The Council asked Janet to arrange for vents to be cleaned this year.

The Council had a discussion about our reserve study. For years we have relied on a tool that Norm Ricker had, but the tool was not user friendly. Since our last meeting, Jeff Smith has done some work on an Xcel spreadsheet, but it is not ready to use. The Council believes that other options available to us are commercial software tools and consultants. After discussion, the Council asked Janet Burgess to request a proposal from a firm that does

reserve studies. The Council wants to evaluate exactly what a commercial firm would do and how much they would charge.

VIII. Discussion Items

IX. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

X. The meeting was adjourned at 10:35 am. The Election meeting will be held on May 4, 2023 at 7:00 PM in the Community Center. The next Council meeting will be held on May 24, 2023 at 9:00 AM.