

Village of Princeton Homeowners Association
Council Meeting

Wednesday, May 24, 2023

I. The meeting was called to order at 9:08 am by Jeff Taylor President-elect. 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 Ardmere Room of the Community Center.

II. Jeff Smith made a motion to approve the minutes of the Council meeting of April 26, 2023. The motion was seconded by Sandy LeDuc. It passed unanimously.

Special Motion: Janet Burgess announced the slate of new council members was approved at the annual community meeting. Jeff Taylor and Sandy LeDuc were elected to the council. The council now needed to elect new officers: Motion was made and seconded to accept the following: Jeff Taylor President; Dick Linden V.P.; Jeff Smith Treasurer; Sandy LeDuc recording Secretary; Rod Lukens At Large Member.

A discussion was also held to search for a non-voting, confidential secretary to record minutes at the council meetings. Jeff T will begin a search.

A discussion about updating the PV Binder be updated will be explored.

III. President's Report

Jeff Taylor reported on the Doug Sizelove Master Assoc. meeting. Jeff will replace Doug on the MA meetings starting June 1, 2023.

See President's report below for additional items discussed:

IV. Committee Reports

A. Financial

Jeff Smith reported that CSK completed the transfer of funds to a Citadel Money Market account which accrues more interest.

See Treasurer's report below for additional items discussed:

B. Landscape

Sandy LeDuc reported, The Master Association is still working on contract terms using the appointed Anthony Natalie, resident, to liaise between villages and HMLD. Things remain uncertain for PV while discussions continue. We should prepare for higher landscaping costs regardless of the final decisions. Sandy also prepared a detailed year-to-date report for PV. Jeff T will send out to all residents in June.

See Landscaping report below for additional items discussed:

C. Maintenance

Rod Lukens reported that spring has brought a lot of activity as detailed in his Maintenance report below:

Discussion focused on the CSK presented proposal from Bustamante to do a reserve study for PV. It was agreed the proposal needed refining. CSK will send them a thank you note, and with Rod and Dick will explore further methods to help in planning.

D. Architecture

Dick Linden see Architecture report below:

Discussion about ARF reports submitted are usually on old ARF forms. Need to date all our forms and documents to avoid confusion. Especially with 2 new home sales and several others projected for sale in 2023.

V. Resident Business

None

VI. Old Business

See comments in Maintenance above about the reserve study.

VII. New Business

Janet Burgess pointed out that rain gutters cleaning was being done in May.

VIII. Discussion Items

IX. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

X. The meeting was adjourned at 10:35 am. The next Council meeting will be held on June 28, 2023 at 9:00 AM.

President Report

Jeff Taylor

- Doug attended the last Master Assoc. mtg. – Looking at their minutes notables are: The construction starts this month for Jefferson drainage systems. All future MA mtgs. Will be in person only, no Zoom. New security gates opening. Formation of Maintenance Focus Committee.
- Jeff is to visit CSK on 23rd.
- Doug and Jeff met to transfer materials and information.
- Jeff Smith and Doug and Jeff still need to transfer the email list to Jeff T.

Treasurer's Report

Jeff Smith

Through the first four months of this year, we are under budget in Administrative Expenses and Maintenance Expenses by \$4,500 and \$14,000 respectively.

Our balances at the end of April were \$51,791 in the Operating Fund and

\$190,220 in the Reserve Fund. There was only one invoice charged against Capital Expense in the first four months of the year and that was a \$9960 invoice in February from Egan.

Landscape Report

Sandy Leduc

Drainage projects completed:

- Berm at 1211 to prevent water from upper roadway to sheet over the lawn causing erosion.
- Various areas have had small amounts of stone deposited to slow water flow to drains.

Drainage projects on the radar

- 1225/1226 rear. This is, I think, the final drainage project at this address. It concerns water flow from the woods and roof of 1225 flowing downhill past 1227 and coming to a stop under Gallagher's addition which is on posts.
- Regrading 1235/1236

Miscellaneous landscape maintenance has been aimed at preserving healthy shrubs and trees, right-sizing shrubs and trees, determining what trees will come down in the fall, and waiting for summer issues.

Ash trees: According to a recommendation issued by the PGA to golf course members, Ash trees are a lost cause and should be removed. The bi-annual treatment of the Ashes for Ash Borer due this year has been canceled.

We found 3 of the last 5 Ashes known to have been treated in 2021. It is possible there are others listed on the inventory that may have survived or smaller saplings that have grown but they have not been treated nor have we found those particular trees. We will invite AC Tree to the Village later in the year to both find the other 2 (if they are still standing) and to give us a proposal. They will come down in the fall when we do other tree removals, downsizing, pruning up the fronts of tree stands close to houses, and structural pruning.

If anyone has an update on the tree that is probably a MA tree, but maybe not, I would like to try to move that along. Some of the residents over there are concerned about the tree falling down.

Maintenance Report

Rob Lukens

1. Wood replaced last Fall/Winter has all been painted.
2. Maranella Electric has installed two low pagoda lights on the entrance island to help illuminate the entrance lane. Na additional receptacle was also installed at the front light for use with seasonal decorations.
3. The Spring maintenance walk-through has been completed this month.
4. I will be compiling a list of areas in need of asphalt paving repairs in early June.
5. I will be submitting a list of homes that need the installation of ADA handrails (about 10).
6. I will be inspecting garage foundations for repairs needed to close up openings.
7. I checked shed doors during the walk-through and listed those needing repair. The majority of the doors are okay; there are a number that needs minor repairs.
8. Planning to schedule asphalt repairs for July, along with striping of lane lines and parking spaces. (Painting cost: \$850)
9. Compiling preliminary schedule for roof replacement:
- 10.

- A. Oldest roofs (14) installed between 2004 and 2007; anticipated 25-yr replacement is 2029 – 2032.
 - B. second phase (33 roofs) was installed between 2008 and 2011; 25-yr replacement is 2033 – 2036
 - C. Newest roofs (22) installed between 2012 and 2015; anticipated 25-yr replacement is 2037 – 2040..
 - D. Roofs were not replaced by buildings, but by individual homes. Appears to be a very inefficient method.
 - E. Roofs usually last at least five years beyond their warranted life expectancy; I believe these are 25-yr shingles.
11. Met with Jon Burton on 5/23/23 to review possible cleaning of siding near front doors and cost. I have received numerous inquiries concerning the appearance of house entrances.

Architectural Report

Dick Linden

Approved

1242 Replacement Skylights

Pending

1190 Replacement Deck (old)

1175 New deck footers (awaiting need for township permit)

1223 Replacement Skylights (inspection query)

Garage Door Weather-stripping

Dick Replaced 1187, 1188, 1217 (notified owner of serious problems with vertical rail),

1238. Rod has additional stripping set aside as needed.