

Village of Princeton Homeowners Association
Council Meeting
August 28, 2019

I. The meeting was called to order at 9:00 am by Norm Ricker, Vice President. Attending were Council members Dick Linden, Tom McGinn and Jeff Smith. Also attending were Karen Mulvey, Landscape Committee Chair; Janet Burgess and Caroline DeCray, CSK Management; and Nancy Ames, Recording Secretary.

II. Jeff Smith moved that the minutes of the June 26, 2019 Council meeting be approved. Tom McGinn seconded the motion. It passed unanimously.

III. President's Report

There was no report due to Doug Sizelove's absence.

IV. Committee Reports

A. Financial

Tom McGinn reported that our financial situation is unchanged. He expressed concern about the large number of outstanding work orders and the budgetary impact when the invoices for that work are presented.

The Council discussed the approximately \$22,000 surplus and agreed that a portion of it will be used to offset a shortfall in the landscaping budget and to fund several landscape projects that had been unfunded.

B. Landscaping

Karen Mulvey and the Council discussed the 2019 landscaping budget and the projected 2020 budget. Karen agreed to develop a plan to deal with landscaping issues through the end of 2019. Council will allocate surplus funds if necessary in order to address these issues.

C. Maintenance

On behalf of PV, Dick Linden purchased a 16' extension ladder. This ladder is suitable for emergency gutter cleaning. Any resident experiencing a clogged gutter should feel free to contact Dick for assistance. Dick will not climb on roofs.

Norm Ricker addressed issues related to individual houses:

#1219 -- rotten faceplate on garage: will be added to Spring inspection list.

#1226 -- rear door threshold is leaking: Dick Linden and Norm Ricker will inspect it.

In the median at the upper entrance to the Village, there are two uplights that illuminated trees that have been removed. Jeff Smith and Dick Linden will attempt to reorient the direction of the light beams toward trees at the outer sides of the driveway.

The asphalt and railroad tie walkway at #1222 will be replaced with a concrete sidewalk this fall. This will enable the Council to make an informed assessment as to whether or not to similarly replace other walkways.

The garage roof replacement project continues. It is expected that one third of the garage roofs will have been replaced by the end of the year.

V. Architectural Compliance

The following ARFs have been approved:

#1232 -- kitchen vent through side wall

#1232 -- replace walkway grab railing

#1232 -- hard wire propane piping to gas grill (first time approved) and upgrade existing piping to gas range and fireplace. It was noted that the operation of under-deck gas grills violates existing PV guidelines. Operating gas grills on elevated decks is approved subject to certain PV guidelines. Under-deck use of grills is under further investigation.

#1200 -- replace front storm door with a door that meets Princeton Village specs

#1206 -- repair/replace stair treads from rear deck to ground (allowed treads to be painted cedar to match deck).

#1184 -- install lattice work under sun room with approved gray color

Pending ARFs:

#1188 - replacement of two casement windows (Bill McFarland, no insurance cert)

VI. Resident Business

At least one resident is having issues with mice getting in the house. The Council agrees that if an exterminator identifies entry sites, the Council will dispatch Eagan to fix them.

VII. Old Business

The Village has contracted with John Burton to clean the gutters. As he works, he will also inspect the gutters and notify Council of any issues.

VIII. New Business

A. The Council agreed to renew its contract with CSK Management, with no fee increase, for 2020.

B. On a motion by Dick Linden and seconded by Jeff Smith, the Council agreed to renew the building insurance policy for \$24,646. This is a 2.33% increase from last year. This price does not include the cost of a Volunteer Accident insurance policy. The Village is covered by a policy purchased earlier this year that covers both volunteers and uninsured contractors.

C. On a motion by Tom McGinn, seconded by Jeff Smith, the Council agreed to renew the snow removal contract with Kilmac Construction at the same rates as last year.

D. Hershey's Mill Landscaping's proposal for two new signs at the entrances to the Village was accepted contingent on the new signs exactly replicating the old signs.

E. Karen Mulvey will research possible solutions to drainage issues at the bases of houses.

IX. Discussion Items

The Council agreed that homeowners will continue to be responsible for arranging and paying for skylight cleaning if they want it done.

X. Information Items

- A. Owner Balances
- B. Miscellaneous Correspondence
- C. Work Order Log

Norm Ricker opined that there are too many old work orders listed. Caroline DeCray advised that some of them may, in fact, be completed but they are not taken off the list until the contractor actually submits a bill. CSK was asked to contact contractors and express our concern that there are too many “outstanding” work orders and to urge them to process payments for those that are completed and to complete those that are outstanding.

- D. Security Log - no open issues

XI. The meeting was adjourned at 10:30 am. The next meeting will be October 23, 2019 at 9:00 am in the Paoli Room.

Respectfully submitted,

Nancy Ames
Recording Secretary