

**VILLAGE OF PRINCETON
HOMEOWNERS ASSOCIATION
Council Meeting Minutes
August 30, 2011**

Call to Order – 5:06 pm

In attendance were Council Members: Carolyn Eagan, Ed Laufenberg, Norm Ricker, and Winnie Allen. Also present was Property Manager, Jeff Bevan of Hershey's Mill Management.

Minutes:

- The June 28, 2011 Council Meeting Minutes were approved with the below changes:
 - Change date on minute review to June 28th.
 - Landscape report - change Chandler Village to Heatherton Village

Treasurers Report – April 2011 Financial Statements

- The reserve contribution will be adjusted by \$1,898.56. The budget will be reviewed by the finance committee in September and presented to Council for approval in October.

Presidents Report:

- Carolyn mentioned that the resident on Greenhill road across from Princeton has cleaned up much of the debris that was located on the eastern side of Greenhill Road.
- Information was presented regarding free evaluations for residents electric charges. Kevin Johnson Alpha Buyers will be available at the November meeting to make a presentation.
- Carolyn presented a map and list of residents by building.
- Ray Freyberger will remain as chair of the holiday decorations committee and will select the balance of his committee.
- Carolyn presented a brochure that was prepared by the MA and will be distributed to real estate agents promoting the "Good Life" at HM. Copies will be available at HMGC as well.

Landscape Committee:

- There were trees removed in the woods located in the northern portion of the property at the Master Association's expense.
- Mike Neale of HM Landscape will provide a firm quote for the landscape repairs at 1192 related to last year's fire damage.
- Greenscape performed 3 days of tree and limb removal clearing elevations from buildings etc. It was suggested that removal of limbs away from buildings should be continued on a regular basis.
- There was considerable conversation regarding future landscaping and the planning of the maintenance of overgrown plantings.

Maintenance Report:

- Painting and wood replacement will run approximately \$36,500 but should extend the painting cycle as well.

- The power washing quotes for the removal of mildew will be sent to Norm when available.
- Roadway report from Yerkes still pending. Jeff to send Russell Yerkes telephone number to Norm after the meeting.
- The upper entrance street sign has been replaced.
- Gutter cleaning will be performed in November.

Managing Agent:

- 1192 Fire Reconstruction - Jeff gave a reconciliation of the final costs and the final submittal will be sent to CAU in the next two weeks.
- 1217 Mildew inspection and resolution pending.
- Alarm testing pricing for 2012 will be forthcoming.

Next Council Meeting Date – October 25, 5pm in the Community Center

Adjournment – 6:05 pm