

# Princeton Homeowner's Association Annual Meeting Minutes

**Date:** November 4, 2025

**Time:** 7:00 PM

**Location:** Northlake Baptist Church

## Board Members Present:

- **Dean Broeker** – President
  - **Karen Schlawin** – Vice President
  - **Cheryl Chabot** – Treasurer
  - **Mitch Buffington** – Secretary
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## 1. Call to Order

President **Dean Broeker** called the meeting to order at **7:00 PM**.  
The meeting adjourned at **7:47 PM**.

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## 2. Approval of Previous Minutes

The minutes from the prior annual meeting were reviewed and approved as presented.

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## 3. Budget Review

Treasurer **Cheryl Chabot** presented the proposed annual budget, including projected expenses, reserve planning, and anticipated maintenance costs.

Discussion included:

- Importance of maintaining a healthy surplus in the trust for unexpected repairs.
  - Potential purchase of a solar-powered digital speed reader near the neighborhood entrance to reduce speeding.
  - Product estimates will be obtained for review at a future board meeting.
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## 4. Elections

### Vice President Position:

- **Karen Schlawin** announced she is stepping down at the end of her term in 2025.

- **Frederick Sullivan** volunteered to fill the position.
- A vote was held, but the number of votes cast did not meet the required majority.
- An **official ballot will be mailed** for additional voting.

#### **Secretary Position:**

- **Mitch Buffington** opened the floor for volunteers or nominations to fill his role.
  - No volunteers stepped forward; Mitch will continue serving as Secretary.
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#### **5. Maintenance & Community Updates**

- A sinkhole on Hoskins Rd was repaired last summer at no cost, thanks to resident **Ken Chabott**.
  - Pricing for common-area pressure washing has been renegotiated. Work begins next week.
  - The board is exploring solutions to mitigate mud flow at the bottom of Old Princeton Rd.
  - Plans are underway to update the flowers and landscaping at the subdivision entrance.
  - No major maintenance issues were reported.
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#### **6. Announcements**

- Residents enjoy the entrance holiday decorations; volunteers are requested for a **3–5 member Decoration Committee** to plan and install seasonal décor.
  - Please trim back bushes, trees, and any obstructions encroaching on sidewalks or blocking streetlights.
  - Homeowners are reminded to keep mailboxes touched up with black paint.
  - Keep all dogs leashed while walking in the neighborhood.
  - Speeding remains a recurring concern. The board is reviewing options including:
    - A permanent digital speed detection device
    - Possible installation of speed bumps
    - Community input is encouraged.
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#### **7. Open Floor – Questions & Comments**

Discussion included an update on the **Warwick property** and the adjoining acres, which remain listed for sale.

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#### **8. Adjournment**

The meeting concluded at **7:47 PM**.  
**Next Meeting:** No date was set.