

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 14, 2024, 7:00 PM

Northlake Baptist Church – 4823 Thompson Bridge Road

Dean Broeker Presiding

CALL TO ORDER: The meeting of the Princeton Homeowners' Association was called to order at 7:00 PM on November 14th, 2024, by Dean Broeker

PROOF OF MEETING: Proof of meeting notices were communicated in the Fall newsletter issued October 14, 2024, posted on the HOA website of *princeton subdivision.com* under news, with a meeting sign on the exit side of the of the subdivision, and with reminder emails.

ATTENDANCE: Of the 121 eligible voting properties, 13 homes were represented. The 55% quorum was not present as required within the bylaws of the Association. All voting matters are to be offered by email/mail.

MINUTES: The minutes from November 6, 2023, were available to each member. First and second motions were made for the minutes to be accepted as presented. Due to the lack of the required 55% quorum, the vote was tabled and to be voted by email/mail.

OFFICERS' REPORTS:

Officers in attendance were President Dean Broeker, Treasurer Cheryl Chabot, and Secretary Mitch Buffington. The Vice President, Karen Schlawin was unable to attend.

- President Dean Broeker shared with membership on various projects throughout the neighborhood including the repair of several sections of concrete towards the front of the subdivision. He also welcomed all the new owners through sales exchanges in 2024, including the new home built on Old Princeton Ridge.
- Treasurer Cheryl Chabot updated the membership on the ongoing situation with the realtor owned property on Warwick Drive. As of now, he has the property listed for sale to include the 30 adjacent acres with an empty promise to the new owner that access would be granted into the land locked property. This is not so. As of today, the rezoning has not been brought to the planning board nor is it on the schedule. It was disclosed that HOA board members have been in contact with an attorney and are monitoring the process closely and are prepared to take action if necessary. Members were encouraged to show up and express their disagreement if a public hearing is brought forth to the planning commission.
- It was shared with the membership the continued need to address covenant issues such as lawn care by cutting and edging; proper storage of boats, campers, travel trailers, and utility trailers; on-street parking; mailbox conformity; and keeping sidewalks clear; removing the grime from the siding of the home; and keeping the property clean and presentable. It was relayed to those present this is taxing, time-consuming, a drain on the officers and the Association budget, and should not be necessary, as the covenants are available for all to follow. Each attendee was reminded by purchasing into a covenant protected community, they had agreed to abide within the covenants.

ELECTION OF 2025 OFFICERS:

- Prior to this meeting, all current Board members stated they would be willing to serve throughout the year of 2025. There were no volunteers or other nominations noted at the current annual meeting.

OLD BUSINESS:

- The current status and progress of the real estate sale of 4765 Warwick Drive was discussed during the officer report.

NEW BUSINESS:

- The topic of adding additional tasteful decorations to the entrance of the neighborhood was mentioned and will be added to the 2024 ballot to be voted on.

- The Association will continue to maintain and improve the appearance of the green space, fence, and signage, as well as support the covenants and bylaws working with the appropriate budget.
- The floor was open to questions and comments.

CLOSING: Without a quorum of 55% of homeowners present, the ballots containing the approval of the 2025 officer slate, the 2023 minutes, and the setting of the 2025 budget will be handled via email/mail.

With no further business, all items appropriately presented, granted a first and a second motion to conclude the meeting at 7:34 PM.

Mitch Buffington, *Secretary*

After the November 14, 2024, Annual Princeton Homeowners' Association meeting and as shown in the Newsletter dated #1 2025, emailed on April 17, 2025, in accordance with the bylaws of the Princeton Homeowners' Association, the 55% vote was obtained for the approval of the 2025 annual budget, minutes, and election of the officers. All items were approved.