

Princeton Homeowners' Association

Minutes of November 14th, 2024

Time: 7:00pm Location: Northlake Baptist Church- 4823 Thompson Bridge Rd.

Dean Broeker, Presiding

Call to Order: The meeting of the Princeton Homeowners' Association was called to order at 7:00pm on November 14th, 2024, by President- 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 princetonsubdivision.com under news, on the Princeton Subdivision Facebook page, with a meeting sign on the exit side of the of the subdivision, and reminder emails with meeting documents attached.

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 as directed by the bylaws.

Minutes: The minutes from the meeting held on November 14, 2024, were distributed to all members. A motion was made and seconded to approve the minutes as presented. However, due to the absence of the required 55% quorum, the vote was postponed and will be conducted via email or mail.

Officers' Report: Officers in attendance were President Dean Broeker, Treasurer Cheryl Chabot and Secretary Mitch Buffington. Vice President Karen Schlawin was unable to attend due to family business.

- President Dean Broeker shared with the membership on various projects throughout the neighborhood including the repair of several sections of concrete towards the front of the subdivision. Also welcomed all the new owners through sales exchanges in 2024, including the new home build on Old Princeton Ridge.
- Treasurer Cheryl Chabot updated the members on the ongoing situation with the developer owned property of Warwick Dr. As of now, it appears he has the property listed for sale to include the 30 adjacent acres with a empty promise to the new owner that access would be granted into the land lock. 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 that if a public hearing is brought forth to the planning commission to show up and express your disagreement.
- 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; keeping sidewalks clear; removing the grime from the siding of the home; and keeping the property clean and presentable. Additionally, this continued to be communicated in the quarterly newsletters. It was relayed to those in attendance that this is taxing, time-consuming, a drain on the officers and the Association budget. This should not be

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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 with the covenants.

ELECTION OF 2024 OFFICERS:

- Prior to this meeting, all current 2024 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 developer off Warwick drive was discussed during the officer report.
- There was an overwhelming vote opposing the addition of an outside management company to replace the current HOA board and it's members.

New Business:

- The topic of adding additional Christmas wreaths and 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 within the appropriate budget.
- The floor was open to additional questions and comments.

Closing:

Without a quorum of 55% of homeowners present, the ballot containing the approval of the officer slate, the 2024 minutes, bylaws change as to interest rate pricing, the approval or decline of a management company, and the appropriate budget depending on the services provided which includes the setting of the 2025 annual assessment received a first and second to vote via emailed/mailed.

With no further business, all items appropriately presented, granted a first and a second, the adjournment of the meeting made at 7:34 PM.

Mitch Buffington, 2024 Secretary