

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 12, 2013

Jim Carmichael, Presiding

Each property address attending the 2013 annual meeting of the Princeton Homeowners' Association was greeted by the 2013 secretary and treasurer and given the 2013 current budget numbers as well as the proposed 2014 budget, along with a ballot. The ballot included the officer nominations of Samuel Latimer- President, a vacancy for Vice President, Wanda Land - Secretary, Jim Carmichael – Treasurer and the 2014 budget.

The meeting was called to order as all in attendance were welcomed. The reading of the 2013 annual meeting minutes was read by Secretary, Wanda Land. The minutes were approved as read.

Proof of meeting notices are as follows: a postcard was mailed to each homeowner, an e-mail and/or letter send, and meeting time and place was placed on a sign at the exit of Princeton.

Jim Carmichael, Treasurer was available to answer any questions concerning the 2013 current budget and actual expenses (see attached) and any questions concerning the proposed 2014 budget numbers (see attached). The floor had no questions.

Additionally, the need for someone to run as Vice President was offered to the floor. No one volunteered to fill the vacant slot. Those present were reminded that the HOA is required to have officers. It is in our covenants/by-laws. There were 11 homes represented at the meeting. The homeowners attending were reminded the need for 55% of the eligible homeowners to vote or 65 votes to be casted. Those present voted. With the ballots cast at the meeting and those voting through e-mail prior to the meeting, 28 homeowners have voted. However, the voting could not be completed as there was not 55% of the membership voting. Another e-mail will be sent to homeowners asking them to vote.

There was no unfinished business from 2013.

In new business, the floor was opened for questions. Several homeowners brought up the following for discussion: (1) Who is responsible for cutting the grass under the power lines in the cul-de-sac of Hoskins Drive, (2) Who is responsible for maintaining the sidewalks and streets, and (3) Can we put up a gate to keep ATV drivers from coming through the land under the power lines at the end of Hoskins?

Jim Carmichael said that he would ask LMC Landscaping how much of Hoskins they should cut. It was determined that the sidewalks are the responsible of the homeowner, and the streets are the responsibility of the county. Georgia Power will be contacted about a way to help keep ATV drivers from the common areas.

With no further questions, voting ballots (see attached) were collected and the meeting was adjourned.

Wanda Land
4374 Old Wyndoham Court
Gainesville, GA 30506
(770) 532-4307

PRINCETON HOMEOWNERS' ASSOCIATION 2014 Ballot

Mark Yes or No next to each name listed for an office for the 2014 homeowners' association officers. Mark Yes or No on the 2014 budget line.

To date, no other homeowners have volunteered to serve as an officer in the 2014 fiscal year. Write in votes are allowed. Simply write voting for below the name of the office and the person's name for whom you are voting.

Complete the property owner name, street address, e-mail address and phone number section below.
Be sure to sign on the signature line too.

The ballot may be voted at the annual meeting on Tuesday, November 12, 2013 or by replying to this email or scanning to PrincetonSubdivision@gmail.com or by mailing to Princeton Homeowner's Association, Inc. - Post Office Box 172 - Murrayville, GA 30564-0172.

President	Samuel Latimer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vice President		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Secretary	Wanda Land	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Treasurer	Jim Carmichael	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of 2014 Budget		<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proposed Budget breakdown 2014: Total proposed budget = \$12,450

Landscaping \$7,000 – Supplies \$400 – Misc. (certified letters, lien filing/removal) \$300 – Incorporation renewal \$75 – CPA Tax Return \$150 – Web maintenance \$200 – PO Box \$75 – Insurance for HOA \$850 – Taxes \$300 – Meeting rental \$100 – Legal \$500 – Front Entrance Signs Repainting \$2,500

Homeowner Name(s): _____
Please Print

Homeowner Signature: _____

Address: _____

E-mail: _____

Contact Phone: _____

Princeton HOA Proposed Budget 2014		
	2013	2014
Expenses:		
Landscaping	\$ 6,800.00	\$ 7,000.00
Supplies (stamps, paper, etc.)	\$ 400.00	\$ 400.00
Miscellaneous (certified letters, liens, etc.)	\$ 400.00	\$ 300.00
Incorporation Renewal	\$ 75.00	\$ 75.00
CPA	\$ 125.00	\$ 150.00
Website & Maintenance	\$ 200.00	\$ 200.00
P.O. Box	\$ 75.00	\$ 75.00
HOA Insurance	\$ 850.00	\$ 850.00
Taxes on Common Ground	\$ 275.00	\$ 300.00
Meeting Rental Space	\$ 100.00	\$ 100.00
Legal Fees	\$ 500.00	\$ 500.00
Sign Repainting	\$ -	\$ 2,500.00
Total Expenses	\$ 9,800.00	\$12,450.00