

PRINCETON HOMEOWNERS' ASSOCIATION
Minutes of November 10, 2015
Samuel Latimer, Presiding

Each property address attending the 2015 annual meeting of the Princeton Homeowners' Association was greeted by the 2015 officers and given the 2015 current budget numbers as well as the proposed 2016 budget. Each homeowner was also given an agenda, a copy of the 2014 minutes, and a copy of the Door-to-Door Sales/Solicitation policy for Hall County

The meeting was called to order by President, Samuel Latimer, as all in attendance were welcomed. The reading of the 2014 annual meeting minutes was read by Secretary, Wanda Land. The minutes were approved as read.

Proof of meeting notices are as follows: an e-mail, letter sent, and meeting time and place was placed on a sign at the exit of Princeton.

President Sam Latimer presented the results from the 27 homeowners who responded to the survey sent out about hiring a management company for our HOA. Even though a few surveys were returned during the meeting, the results attached are as of meeting time. To help the homeowners in attendance understand what each officer position does, this was explained by each one. One of the biggest frustrations expressed by all officers is the lack of participation and the effort it takes to get homeowners to vote, respond to e-mails, etc. Things pointed out was that (1) the dues cannot be collected as part of the property tax, (2) the homeowners' association cannot be dissolved, (3) dues cannot be paid by a credit card, and (4) even if a management company is hired, there must be some type of officers to oversee the management company.

Many options were discussed. The one that was most accepted by all was to have some official assistants to those who would serve as officers. Christina Rayneri volunteered to run as President. Bob Byrd agreed to continue as Vice President with assistance from Don Landrum and Frank Ray. Wanda Land agreed to continue as Secretary with assistance from Peggy Moore and Tony Teal. Jim Carmichael agreed to continue as treasurer. A vote was taken and approved to nominate these as officers and officially add those who would assist them.

Jim Carmichael, Treasurer answered questions about the 2015 financial report. He also reported that the 2016 budget would remain exactly as the previous year.

There were 16 homes represented at the meeting. The homeowners attending were reminded of the need for 55% of the eligible homeowners to vote or 62 votes to be casted. A ballot will be created with the officers, assistants, and the 2016 budget to be mailed/e-mailed to all homeowners.

In new business, the floor was opened for questions. Homeowners brought up items such as asking homeowners to NOT blow their grass clippings into the street as it is stopping up the drains. The topic of requiring 55% of eligible homeowners to vote was revisited, but it was decided that even though it was hard to get that many people to vote, it was necessary to keep a few people from passing something that would be costly to everyone. A homeowner presented information to ask for the HOA help in maintaining the power line easement on Hoskins Drive. She was told that the matter would be researched, and she would be given an answer within 30 days.

With no further questions, the meeting was adjourned.

Wanda Land
4374 Old Wyndoham Court
Gainesville, GA 30506

PRINCETON HOMEOWNERS' ASSOCIATION 2016 Ballot

Mark Yes or No next to each name listed for an office for the 2016 homeowners' association officers.
Mark Yes or No on the 2016 budget line.

To date, no other homeowners have volunteered to serve as an officer in the 2016 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 Monday, November 10, 2015, by email or scanning to PrincetonSubdivision@gmail.com or by mailing to Princeton Homeowner's Association, Inc., PO Box 172, Murrayville, GA 30564-0172.

Office	Name	Assistant		
President	Christina Rayneri		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vice President	Bob Byrd	Don Landrum, Frank Ray	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Secretary	Wanda Land	Peggy Moore, Tony Teal	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Treasurer	Jim Carmichael		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of 2016 Budget			<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proposed Budget breakdown 2016: Total proposed budget = \$11,400

Item	2016 Budget
Landscaping	\$ 7,200
Supplies	400
Misc. (Certified Ltrs., etc.)	300
Incorp. Renewal	75
CPA	150
Web Maintenance	250
P. O. Box Rental	75
HOA Insurance	1,000
Taxes	350
Meeting Rental	100
Legal	500
Contingency	1,000
Total	\$11,400

Homeowner Name(s): _____ Please Print

Homeowner Signature: _____

Address: _____

E-mail: _____ Contact Phone: _____