

PRINCETON HOMEOWNERS' ASSOCIATION
Minutes of November 3, 2016
Christina Reyneri, Presiding

Each property address attending the 2016 annual meeting of the Princeton Homeowners' Association was greeted by the 2016 officers and given the 2016 current budget numbers as well as the proposed 2017 budget. Each homeowner was also given an agenda and a 2017 ballot.

The meeting was called to order by President, Christina Reyneri, as all in attendance were welcomed. The reading of the 2015 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, postcard sent, and meeting time and place was placed on a sign at the exit of Princeton.

President Christina Reyneri reported that she was willing to be the president, and Jim Carmichael to be the treasurer. As Wanda Land will not seek the secretary position, Kimberly Gee had previously agreed. Ken Harmon volunteered to serve as the Vice President. Christina also asked if anyone else would like to run as an officer. It was reported that several people served as officer assistants last year and were needed again next year.

Vice President Bob Byrd reported that he drives through the neighborhood from approximately April to October looking at yards and homes regarding covenant issues. Last year he sent 15 letters to remind homeowners of the condition of their yard. Most people complied on the first letter.

Secretary Wanda Land reminded people of how important it is to have an e-mail for association communication. It also serves to send homeowners important information.

Jim Carmichael, Treasurer answered questions about the 2016 financial report. He also explained that the 2017 budget would go up from \$11,400 to \$12,000 next year. Jim's report also included that the landscaping only includes the front entrance and some of the green space.

There were 20 homes represented at the meeting. The homeowners attending were reminded of the need for 55% of the eligible homeowners to vote or 64 votes to be casted. A ballot will be created with the 2017 officers and the 2017 budget to be mailed/e-mailed to all homeowners.

In old business Christina reminded homeowners to NOT blow their grass clippings into the street as it is stopping up the drains. Christina also invited anyone involved in the Hoskins Drive power line easement to remain after the meeting for this discussion.

In new business Christina reported on the following based on homeowner questions and/or covenant issues:

1. There is no such thing as "spring cleaning" in the subdivision as our maintenance should be year round. We have to find a balance between being practical and carrying out the covenants.
2. Parking on the street—especially when people cannot see around the vehicles—is a safety issue. One suggestion is to request a speed sign from the county. Another possibility for the speeding of the vehicles is speed bumps.
3. Door-to-door sales and solicitation is also an issue (exemptions include charitable organizations, fundraising by school children, political candidates, and religious ministries). Keep your yard free of signs that are not designated in the covenants.
4. Homeowners were reminded that all roof shingles are to be a black blend with any plumbing stocks or roof vents visible from the streets to match.
5. Entire mailboxes need to be painted black. They also need to be the same one throughout the subdivision. Information for this is included on the website.

Ken Harmon and Kimberly Gee introduced themselves as upcoming officers. Bob Byrd thanked Jim Carmichael and Wanda Land for their service since 2007. With no further questions, the meeting was adjourned.

Wanda Land, Secretary

PRINCETON HOMEOWNERS' ASSOCIATION

2017 Ballot—Please return ballots by **December 1**

Mark Yes or No next to each name listed for an office for the 2017 homeowners' association officers.
Mark Yes or No on the 2017 budget line.

To date, we have four homeowners who have volunteered to serve as officers in the 2017 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.

You may vote by replying to an e-mail from PrincetonSubdivision@gmail.com or by mailing this form 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	Ken Harmon		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Secretary	Kimberly Gee		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Treasurer	Jim Carmichael		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of 2017 Budget			<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proposed Budget breakdown 2017: Total proposed budget = \$12,000

Item	2016 Budget	2017 Budget*
Landscaping	\$ 7,200	\$ 7,500
Supplies	400	400
Misc. (Certified Ltrs., etc.)	300	300
Incorp. Renewal	75	75
CPA	150	150
Web Maintenance	250	250
P. O. Box Rental	75	75
HOA Insurance	1,000	1250
Taxes	350	250
Meeting Rental	100	100
Legal	500	650
Contingency	1,000	1000
Total	\$11,400	\$12,000

*Changes shown in **bold**

Homeowner Name(s): _____

Please Print

Homeowner Signature: _____

Address: _____

E-mail: _____ Contact Phone: _____