

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 29, 2018, Annual Meeting

Christina Rayneri, Presiding

Each property address attending the 2018 annual meeting of the Princeton Homeowners' Association was greeted by the 2018 officers and given the 2018 current budget numbers as well as the proposed 2019 budget. Each homeowner was also given an agenda.

The meeting was called to order by President, Christina Rayneri, as all in attendance were welcomed.

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

President Christina Rayneri reported that she was looking to step down but willing to be the president if no one else would volunteer. Jim Carmichael agreed to remain as treasurer. The 2018 officers had been operating on a limited volunteer staff due to the Vice President moving out of Princeton subdivision and the current secretary battling serious health issues. Gabrielle Crider offered to fill the secretary position. Ken Chabot volunteered to serve as the Vice President. Several offered to help the officers when and if needed.

Due to the consistent absence of homeowners to account for a quorum per the bylaws, it was discussed to potentially change the bylaws again. It was suggested that a majority at annual meetings would be sufficient for voting on budgets and officers. Cathy Hooper discussed the complications and implications of changing the bylaws. It was agreed to table the discussion until a future meeting.

Maintenance of yards and homes were discussed regarding covenant issues and violations. The deterioration of USPS mailboxes has been a concern for several years. New construction and available lots were discussed with updates from Jim Carmichael.

Don Landrum suggested we install Christmas décor at the entrance. After discussions it was agreed that Christmas wreaths could be installed and would enhance the entrance for the Christmas season.

Jim Carmichael, Treasurer answered questions about the 2019 financial report.

There were 16 homes represented at the meeting. The homeowners attending were reminded of the need for 55% of the eligible homeowners to vote in order to reach a quorum. A ballot was to be created with the 2019 officers and the 2019 budget and was mailed/e-mailed to all homeowners.

With no further questions, the meeting was adjourned.

PRINCETON HOMEOWNERS' ASSOCIATION

November 29, 2018, Agenda

A. Call to Order-Christina Rayneri, President

B. Proof of meeting notice: E-mail, Sign at Entrance

C. Report of Officers

a. President, Christina Rayneri

b. Vice President, vacant

c. Secretary, Kimberly Gee

d. Treasurer, Jim Carmichael

i. 2017 Finances

ii. 2018 Budget

D. Nomination of & Election of Officers/Budget Approval

E. New Business

Proposed 2019 Princeton HOA Budget

	2019	2018
Landscaping	\$7,5000	\$7,5000
Supplies	\$400.00	\$400.00
Misc - cert letters, lien file/remove	\$325.00	\$325.00
Incorp. Renewal	\$50.00	\$50.00
CPA	\$150.00	\$150.00
Website	\$250.00	\$250.00
Post Office Box Rental	\$100.00	\$75.00
Insurance	\$1,300.00	\$1,300.00
Taxes	\$75.00	\$100.00
Meeting Rental Space	\$100.00	\$100.00
Legal	\$750.00	\$750.00
Contingency	\$1,000.00	\$1,000.00
TOTAL	\$12,000.00	\$12,000.00