

PRINCETON HOMEOWNERS' ASSOCIATION

Minutes of November 30, 2021, 7:30PM

Christina Rayneri, Presiding

CALL TO ORDER

The meeting of the Princeton Homeowners' Association was called to order on November 30, 2021, virtually via Zoom by Christina Rayneri. The decision to hold the meeting virtually was out of precaution concerning Covid-19 and the safety for the homeowners. Proof of meeting notice was through a postcard mailed to each homeowner address, the sign posted at the Princeton exit, e-mail, HOA website and Facebook. An additional email was sent the week of the meeting containing the link to access the private Zoom meeting.

ATTENDANCE

Of the 121 eligible voting properties, 20 homes were represented. Those in attendance viewed the agenda, financials, and 2022 proposed budget.

MINUTES

The minutes from November 30, 2020, were read by Secretary, Gabrielle Crider.

OFFICERS' REPORTS

Vice President, David Gee, and Treasurer, Jim Carmichael were not in attendance. President Christina Rayneri went over the financial report and proposed budget which were provided by the Treasurer prior to the meeting.

ELECTION OF 2022 OFFICERS

Prior to this meeting, Christina Rayneri (President), David Gee (Vice President), and Gabrielle Crider (Secretary) stated they would not be serving in 2022. Jim Carmichael, Treasurer, had agreed to serve again.

Christina Rayneri opened the floor for the nomination for 2022 HOA officers. The following volunteered to be officers for 2022: Cathy Hooper (President), Carol Blackburn (Vice President), and Kevin Hooper (Secretary).

OLD BUSINESS

Christina Rayneri stated that she and Cathy Hooper communicated with Hall County to have two sections of sidewalk on Old Princeton Ridge replaced. Christina noted some stones at the entrance/exit had been reattached. However, additional work remains as replacement stones are needed for some areas.

NEW BUSINESS

Questions regarding the status of the two unfinished homes on Old Princeton Ridge were presented. It was reported both the engineering and code departments of Hall County have been in touch with the property owner. Additionally, it was communicated that the property owner is taking bids to address the erosion issues.

With no further business, the meeting was adjourned at 8:06PM.

Gabrielle Crider, Secretary
4736 Warwick Drive

After the November 30, 2021, Annual Princeton Homeowners' Association meeting and on January 3, 2022, in accordance with the by-laws of the Princeton Homeowners' Association, the 55% vote was obtained for the approval of the 2022 annual budget, minutes, and election of the officers. Simply said, all items on the ballot were approved.

The incoming 2022 Princeton Homeowners' Association Officer Board:

President – Cathy Hooper; Vice-President – Carol Blackburn; Secretary – Kevin Hooper; Treasurer – Jim Carmichael

Princeton HOA 2022 Proposed Budget

	2021 Budget	2022 Proposed Budget
Landscaping	\$7,600	\$7,600
Supplies/Misc	\$600	\$1,500
Corp. Renewal	\$50	\$50
CPA	\$175	\$175
Web Maintenance	\$275	\$275
P.O. Box Rental	\$100	\$140
HOA Insurance	\$1,300	\$1,300
Taxes	\$50	\$50
Meeting Rental Space	\$100	\$50
Legal	\$3,000	\$1,000
Contingency	\$1,000	\$1,000
Stonework	\$1,000	\$1,500
Total	\$15,250	\$14,640

AGENDA

Princeton Homeowners' Annual Meeting

November 30, 2021

- A. Call to Order – Christina Rayneri, President
- B. Proof of meeting notice: Sign at Entrance, post card, and email
- C. Reading of Minutes, 11/30/20 – Gabriella Crider, Secretary
- D. Reports of Officers
 - a. President, Christina Rayneri
 - b. Vice President, David Gee
 - c. Secretary, Gabrielle Crider
 - d. Treasurer, Jim Carmichael
 - i. 2020 Finances
 - ii. 2021 Budget
- E. Nominations of & Election of Officers/Budget Approval
- F. Unfinished Business
- G. New Business