

PRINCETON HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes

Minutes of November 4, 2025, 7:00 PM

Northlake Baptist Church – 4823 Thompson Bridge Road – Gainesville, GA 30506

Dean Broeker Presiding

Board Members Present:

Dean Broeker – President, Karen Schlawin – Vice President, Cheryl Chabot – Treasurer, Mitch Buffington - Secretary

CALL TO ORDER: The meeting of the Princeton Homeowners' Association was called to order at 7:00 PM on November 4th, 2025, by President Dean Broeker at 7:00 PM. All members attending were welcomed and asked to sign the attendance record.

PROOF OF MEETING: Meeting notices were communicated in the Fall newsletter issued in October, posted on the HOA website of *princetonsubdivision.com* under news, placed on the Princeton Subdivision HOA Facebook, a meeting sign on the exit side of the subdivision, and with reminder emails.

ATTENDANCE: Eligible voting properties fell short of the required 55% quorum. As the quorum was not present as required by the Association's bylaws, all voting matters will be conducted by email/mail.

MINUTES: The minutes from November 14, 2024, were made available to each member. The first and second motions were made to accept the minutes as presented. Due to the lack of the required 55% quorum, the vote was tabled and will be offered via email/mail voting options for approval.

OFFICERS' REPORTS:

- President Dean Broeker welcomed all.
- Treasurer Cheryl Chabot presented the budget numbers and balances in the Association account to date, along with a proposed 2026 budget. All line items were noted within budget, with the exception of a \$5 shortfall on the SOS incorporation annual fee and a shortfall on the tax line. This line includes real estate tax along with state and federal income tax. An unexpected federal tax liability developed due to interest earned on the Association high yield savings account. Even with the tax liability, the interest earned was greater, leaving the Association with a gain.
The presentation of the proposed budget for 2026 was made. The importance of maintaining a healthy surplus in the reserve for unexpected repairs was noted. The potential of the purchase of solar-powered digital speed reader(s) was pointed out and added as a special project for 2026. It was noted that three bids would be received for this project before it moved forward if approved by the membership.
- Secretary Mitch Buffington reported that a sinkhole on Hoskins Drive area was repaired at no cost, thanks to resident Ken Chabott.

ELECTION OF 2026 OFFICERS:

- The Vice President, Karen Schlawin announced she would no longer be able to serve as Vice-President.
- The floor was opened to the membership to serve as 2026 Officers. The President and Treasurer volunteered to remain in office. The Secretary volunteered to stepdown if someone would like to volunteer. There were no volunteers. Frederick Sullivan volunteered to fill the Vice-President position. This office will be subject to a membership vote. There were no additional volunteers or other nominations. Due to the lack of the required 55% quorum, the vote was tabled and will be offered via email/mail voting options for membership approval.

OLD BUSINESS:

- The current status of the real estate listing of lot 4765 Warwick Drive, along with the non-Princeton acreage, which is located behind the covenant-protected Princeton lot, and not affiliated with Princeton, was discussed.
- It was shared with the membership that there is a continued need to address covenant issues such as lawn care by cutting and edging; proper storage of boats, campers, travel trailers, and utility trailers; on-street parking; mailbox conformity; keeping sidewalks clear; removing the grime from the siding of the home; and keeping the property clean and presentable.
- Continued issues with bushes, trees, and other obstructions on sidewalks or blocking streetlights were noted.

NEW BUSINESS:

- During the new business session, the floor was open to questions and comments.
- Requests were made for volunteers for a Decoration Committee to plan and install seasonal décor.
- Pricing for common-area pressure washing was negotiated to address the unsightly and unsafe conditions. This falls under the landscaping budget, and work will begin next week.
- The Board is exploring solutions to mitigate mud flow at the bottom of Old Princeton Ridge.
- The Association will continue to maintain and improve the appearance of the green space, fence, and signage, as well as support the covenants and bylaws, working with the appropriate budget, and is currently updating flowers and landscaping.
- The issue of the deterioration of the mailbox systems was presented. Many systems need cleaning, painting, or replacing. Some of the mailbox numbers are not in compliance with the uniformity as required in the covenants.
- In working toward solutions for the speeding issues, items were presented for study and discussion. The potential of the purchase of solar-powered digital speed reader(s) will be on the budget's special project line. Its use was explained in more detail. Another speed control option, the installation of speed bumps, was addressed.

CLOSING: Without a quorum of 55% of homeowners present, the ballots requesting approval of the 2026 officer slate, the 2024 minutes, and the setting of the 2026 budget will be handled via email/mail. With no further business, all items appropriately presented, granted a first and a second motion, the meeting concluded and adjourned at 7:47 PM.

Mitch Buffington, *Secretary*

After the November 4, 2025, Annual Princeton Homeowners' Association meeting and in accordance with the bylaws of the Princeton Homeowners' Association, ballots were emailed and U.S. Mailed. After several requests, the 55% vote was obtained on July 17, 2026. The results; **Officer positions approved** as President - Dean Broeker, Vice-President - Frederick Sullivan, Secretary - Mitch Buffington, and Treasurer - Cheryl Chabot; **approved minutes from the 2024 Annual meeting; approved budget \$17,035 option 1; failed budget \$25,035 option 2.** With option 2 of the budget not approved, the Speed Awareness Sign proposal special project of \$8,000 failed to pass and will not be implemented.