

**Middleton Estates Community Association**  
**Carlisle, PA 17013**  
**Monthly Board Meeting**

**Date:** November 12, 2024

**Time:** 6:00 pm

**Location:** Stuart Community Center

**Board Members in Attendance:** Jan Verow, Paul Beck, Christina Gerlach, Pat Mainhart, Jennifer Michaud, Jim Porter

**Non-Board Members in Attendance:** Marc Michaud, Treasurer

**Board Members Absent:** Shana Strohecker

The meeting was called to order by Jan at 6:03 pm.

**Open Floor** – The Open Floor portion of the meeting began at 6:01 p.m. One homeowner, from a unit with a garage, was present and explained that they were there to express their concerns about recent notices regarding trash cans. The homeowner questioned the requirement that cans must be stored either at the rear of units or in garages rather than in driveways. The Covenants and Restrictions, which were written before homes with garages were built in the community, call for bins to be stored at the rear of units. It was explained that the intention of this rule was that trash bins not be visible from the street. The homeowner expressed concerns about having to store bins in the garage. The concerns included the risk of a fire starting in a trash bin of someone improperly disposed of flammable materials, insect infestation, etc.

It was explained that the issue of trash bins came up because of complaints made to the Board about the deteriorating appearance of the neighborhood, that units are separated by dual firewalls to prevent the spread of fire between units, and that each homeowner is responsible to see that their trash is disposed of properly and safely.

The homeowner then asked who would be held responsible if the bin was kept at the rear of his unit and someone was injured while retrieving it. The unit in question does not have direct access to the rear without crossing other resident's private property. The homeowner was told that the Association would not bear any responsibility for injuries incurred while walking on his own or a neighbor's private property. He was also told that in order to store his trash bin at the rear of his unit he would need the permission of any neighbors whose property he needed to cross while bringing the bin to the street and back.

The homeowner then asked about building a structure or using a skirt to bungee around the bins in the driveway so they were not visible. He was told that this would not be allowed.

The Open Floor portion of the meeting closed at 6:40 p.m.

**Approval of Minutes** - Minutes of the October 15, 2024 meeting were distributed and reviewed. Pat made a motion to accept, Jennifer seconded and the minutes were accepted by unanimous vote.

## **COMMITTEE REPORTS**

### **Budget & Finance**

**Delinquent Accounts** – An updated listing of delinquent accounts was received by Jan via email during the meeting and was distributed to Board members via email when received.

Marc updated the Board on current balances in bank accounts.

**Architectural & Maintenance** – The tree removal project is moving forward and is expected to be completed before the end of the year.

Paul and Jan provided an update on efforts to replace the mailbox that collapsed. The Post Office and all impacted residents have been notified. A replacement post has been identified and ordered and is scheduled to arrive within a few days.

**Waste Management Contract** – Our current contract with Waste Management expires in September, 2025, and based on the history of escalation of trash fees in the surrounding area we anticipate a significant increase to the current rate at that time. Jan reported that she is beginning discussions with Waste Management to determine their intentions.

## **NEW BUSINESS**

The topic of declaring a current Board Member's position vacant was considered.

Article IX, Section 1(f) of the Bylaws states that "In the event that any member of the Board of Directors of this Association shall be absent from three (3) consecutive regular meetings of the Board of Directors, the Board may by action taken at that meeting during which the third absence occurs, declare the office of said absent Director to be vacant.

One member has missed multiple meetings and has not attended a regular meeting since June. A motion was made to declare the position vacant, was seconded, and the position was declared vacant by a unanimous vote.

According to the Bylaws, three Board seats must be up for election at the 2025 Annual Meeting. The seat just declared vacant will be one of them.

**NEXT MEETING DATE:** The next Board meeting was originally scheduled for December 10, 2024 but was later cancelled. The next regular meeting will take place on Tuesday, January 14 from 6:00 -7:30 p.m. at the Stuart Community Center.

The meeting adjourned at 8:00 p.m.

Submitted by Jim Porter

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