

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

**Date:** May 12, 2026

**Time:** 6:00 pm

**Location:** Carlisle Family YMCA

**Board Members in Attendance:** Paul Beck-Munchel, Pat Mainhart, Jennifer Michaud, Jim Porter

**Board Members Absent:** Christina Gerlach, Brittany Kemp

Jim called the meeting to order at 6:00 p.m.

**Open Floor – Waived**

**Approval of Minutes** - Minutes of the April 14, 2026 meeting were distributed, reviewed and approved.

**COMMITTEE REPORTS**

**Architectural** - One area of Bright Speed work has been properly buried, and an additional area requiring monitoring was identified. A roofing contractor met with the board, and the bylaws were reviewed. The contractor was contacted about signage, and the roofing company's signs have been removed.

A complaint regarding an area near the mailboxes was reviewed.

A complaint has been received that a rental unit is being used for business purposes. Jim will follow-up with the landlord and/or property manager.

Received complaint from an adjoining property owner behind North Side about children in the trees and trash on their property. Most parents have been updated on the property line. We will offer to have volunteers pick up trash if they allow us to enter property to clean up in the future.

**Budget & Finance** – Pat is continuing her efforts to collect past due monthly assessments and to obtain updated ACH forms where necessary. Our accounting firm has offered to provide additional training to Pat and the Board approved this expense, which had already been included in this year's budget.

The meeting adjourned at 7:05 p.m.

Submitted by Jennifer Michaud

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