

MIDDLETON ESTATES COMMUNITY ASSOCIATION

Carlisle, PA 17013

Annual Association Meeting

Date: Thursday, March 1, 2012

Time: 7:00 p.m.

Location: Stuart Community Center

Board members in attendance: Tracy Sharp, Steve LeGros, Katie Landis, Maureen Clay, Katie Landis, Jan Verow, Judy Hershey, Bea Fisher, Denise Adams, Andrew Shaw (Attorney)

Board Member Absent: Travis Young

Tracy called the meeting to order at 7:00 p.m.

Tracy Sharp introduced board members

- Review of the minutes of the 2011 attached to the agenda.
 - Samantha Gilbert moved to approve.
 - Seconded by Judy Hershey.
 - All in favor – yes.
 - Tracy reviewed highlights of the Summary and Accomplishments for 2011-2012 which were mailed to the members:
 - G got rid of a large number of “for sale” signs and have 1 at the entrance.
 - Secure lock box at Orrstown Bank. Backup copies kept in lockbox and on a flash drive.
 - All receipts are scanned by Katie and kept on record.
 - Using QuickBooks for financial records.
 - Hire Larry Walker, (referred by The Villa’s). Going to do taxes and audit books. All finances are computerized and accountant can advise and guide us.
 - Fall Fling in back of neighborhood. Had a good attendance.
 - Pavilion painted. Park cleanup.
 - Replaced association mailbox. Old mailbox cut several people, lock was broken.
 - Replace flag at entrance, bigger flag.
 - Creation of web site. Members only section for financial section. Meeting minutes and newsletters are on web site. Passwords will be given out this evening
 - Jan – Ballot what we are voting on:
 - 1/3 board going off as of today, Maureen, Travis & Katie. Tracy – 2 years, Jan & Denise 1 year
- Jessica Sheets – Yes on the ballot. Katie & Maureen decided to go back on the ballot

- Katie – Financial Report –
 - No major changes. 20th of month reminder post card sent out. Late fee is \$5.50 same as last year. 20th send out statements to people that are 0-60 days. 90 days get a letter saying that we will be filing with the DJ. Discounts are offered for early payments. Money market account: .2 percent interest. 1 year only pays .4 percent 5 years 1.5 percent. Accountant was shocked by the amount we had in savings. We should never have that \$74,000 in money market account. Accountant will guide us.
 - Past due accounts – 2 large accounts – 1 person passed away, 1 filed bankruptcy. \$1700 & \$3900. Should be on our books.
 - Marty if there is a lean against then we will get our money if anything left. Tracy explained we are in line after mortgage company.
 - Trash & recycling went up less than a \$1,000 this year
 - We are switching lawn and maintenance contactors the end of March R&R Landscaping. Budget hasn't changed.
 - Add line for \$500 – recreation funds came out of maintenance and repairs.
 - Vote to pass. Bea makes a motion. Barbara Barry seconded. All in favor said I
- Cindy Paulus -Sidewalks are in terrible condition
- Samantha Gilbert – thanked Jan Verow for steering committee to evaluate a dog park. Formed committee, evaluated cost. Insurance company said will not insure us if we put in a dog park. It would be costly. Committee came with a signed petition – over 30 signatures.
- Marty Line stated that 3 different homes and a white dog runs lose and pees on the tree. Dogs tied out. In the by-laws that someone has to be out. Tracy said to call the township because it is a township ordinance. Cindy had to kick one to keep it away. North Middleton police will come out and take care of it.
- Any other concerns. Tracy wants to thank the board for all we've done. She appreciates all the time we put in, we all contribute equally. The past year has been great and to make the community where we stand as a board and finances.
- We are trying to be more sensitive to the homeowners as far as dues.
- Gwen Howell & Marty Line – Architectural issue - People are not keeping up their properties. To paint somebody's property then we would have to put a lean against the homeowner. Andrew stressed that we need to proceed very carefully concerning updates/repairs/paints to other people's property as we are NOT a condo association. The by-laws do not give us the authority. How do we recover the fees? Could turn into a snowball effect. We are not a condo assoc, fee association, Concerned at property value.

- Possible to form a committee to volunteer to paint doors, garage doors, trim, etc at the owners expense for supplies and they totally agree. Contractor will give us a good rate for multiple repairs, etc. All around handy man. Bea will get phone number for wrapping trim with aluminum.
- Andrew gives results of the ballot
 - Katie rejoin
 - Kathy Kauffman elected
 - Jessica Sheets elected

Submitted by Denise Adams 3/1/12