

MIDDLETON ESTATES COMMUNITY ASSOCIATION
Carlisle, PA 17013
Annual Association Meeting

Date: Friday, March 1, 2013

Time: 7:00 p.m.

Location: Stuart Community Center

Board members in attendance: Tracy Sharp, Katie Landis, Jan Verow, Judy Hershey, Bea Fisher, Jessica Sheets, Denise Adams, Kathy Kauffman, Andrew Shaw (attorney)

Board Member Absent: Steve LeGros

Tracy called the meeting to order at 7:04 p.m.

Tracy Sharp introduced the board members and discussed the election. Ben Lauer, who is on the ballot, was unable to come.

- Review of the minutes of the 2012 meeting. Made sure everyone had a chance to review last year's minutes. Katie Landis moved to approve. Seconded by Denise Adams.
- Tracy reviewed highlights of the Summary and Accomplishments for 2012-2013 which were mailed to the members:
 - Hiring of Larry Walker to review books and accounting system we use. He went back three years. The process took him four months. He presented a compilation report to the board (one step below an audit). Everything came out great. He is currently in the hospital and unable to come.
 - Tracy talked about previous paper-only record keeping that Katie streamlined through QuickBooks.
 - Larry advised that our association accumulated way too much money. Previous boards had not put money back into the community. Not good in IRS's eyes. He advised us to come up with a plan to put some of that money back into the community.
 - Planned spending project: paving in middle section of neighborhood and behind oldest homes. Clarified for Janna Books that Township maintains the streets, but not the alleys. Clarified for Vince Books that we take care of the road down to the park. Tracy talked about how the park has been spruced up, but flooding negates that.
 - New lawn contractor started in January. Trees pruned, nicer landscaping, clearing out growth under pine trees.

- Katie – Financial Report
 - Maintenance for paving was an added line. It looks like we are over budget, but that has to come out of savings.
 - We were able to lower dues back down to original \$50 and increase pre-payment savings.
 - Vote to pass budget for 2013-2014? Barbara Barry made a motion to accept. Bea Fisher seconded the motion. All in favor (13) said “aye.”

- Jan – Ballot
 - Results: Denise Adams (incumbent), Ben Lauer, Tracy Sharp (incumbent), and Jan Verow (incumbent) were voted onto the Board of Directors.
 - Steve LeGros will be off the board.

- Open floor
 - Vince Books asked if the bench was pulled out of the creek. Tracy said yes and the two youth (age 11) caught doing it had to do 24 hours community service, 24 good deeds each, and each had to write an essay on the cost of damages and impact on the association.
 - Janna: Does the power company maintain the right of way to the park? Yes, and gas company might too.
 - Denise asked about the flags in yards marking the gas line. They can come down--Denise and Judy will take the ones down in each of their sections.
 - Vince said there are dead branches at the bottom of the drive down towards the park—nice for birds, but in danger of falling?
 - Jan asked Barbara Barry about the street light taxes. One of Barbara’s three is \$140, higher than the others.
 - Yard sale is June.
 - Flag will go up when the weather is clear.
 - Denise asked about changing the garbage time. Tracy will check this week, but they will most likely be able to do it.

- Katie made a motion to adjourn the meeting. Tracy seconded it. Meeting adjourned at 7:47.

Submitted by Jessica Sheets 03/11/2013.