

# Middleton Estates Community Association

Carlisle, PA 17013

## Monthly Board Meeting

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**DATE:** August 9, 2016

**LOCATION:** Stuart Community Center

**TIME:** 7:00 pm

**BOARD MEMBERS IN ATTENDANCE:** Tracy Sharp, Kathy Kauffman, Stephanie Bragg, Janna Books, Denise Adams, Judy Hershey

**BOARD MEMBERS ABSENT:** Katie Landis

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### AGENDA:

- Call to Order: Tracy called the meeting to order at: 7:00 PM
- Open Floor: There was 1 member in attendance. Victor Heleta - 115A Partridge
  - Issues brought forth by homeowner:
    - He would like to submit a proposal for installing solar panels on his roof by Solar City.
    - He would like the Association to work on prohibiting people from driving down into the park with their vehicles.
    - He would like to suggest installing workout equipment at the park.
- Open Floor Closed: 7:30 PM
- Approval of minutes from the 7/12/16 meeting:
  - Denise made a motion to approve Tracy Second - all in favor
- Architecture Issues:
  - The Board received a request in July from Solar City on behalf of Rock Brent at 118 Heron Way with a request to put solar panels on his roof. The matter was discussed at the July Board meeting but since there were not an odd number of Board members to vote the voting was handled and discussed via e-mail. The sketch and plan was distributed to all Board members for review. Tracy forwarded the request to Attorney Shaw for his input prior to the July meeting. His review of the Covenants & Restrictions showed that basically the Board has the discretion to approve or disapprove the request. He also made sure to remind the Board that whatever decision was made - that it would set a precedent for all future requests and decisions. After discussing, the Board voted on the matter - 5-2 in favor of approving the request to allow flush panels on the REAR of the house only. (Tracy & Judy voted no - Katie, Kathy, Steph, Denise & Janna voted yes). Tracy advised the representative of the Board's

decision and reminded them that panels on the front of the home or the garage will NOT be allowed.

- Maintenance Issues:

- Discussed possibility of power washing park again. Maybe April or May? Could be a waste of money since the park floods but if we do it after the hurricane season it might be worth it.
- Someone put wet paint in trash can and it made a mess on the street. Trash company had to hire power washing company to try to remove it from the pavement. We need to remind residents that paint is not allowed in trash cans. Will add to newsletter. It was brought to the Board's attention that 81A's trash can is covered in paint? Possibly them?
- Reviewed contractor's proposal for the sidewalk Phase 1 project. \$5,000 to repair all trip hazards. Janna will sign proposal on behalf of the Board and get that scheduled.
- Mailbox between 127 & 129 needs repaired/replaced. Tracy will call Postmaster to see how we go about doing that.
- Drainage grates in 2 areas of the neighborhood seem to be sinking. Tracy will contact Township manager to have them inspect.

- Financial Report:

- Nothing to report.

- Loose Ends:

- Reviewed Mr. Heleta's request for installation of solar panels. Request will be approved on the condition that panels are flush and only on the rear of the home. Voted - all in favor.
- Discussed park issues with people driving in and making ruts. Janna suggested installing metal poles and chains to deter folks from driving in. Will discuss again at the September meeting.
- Resident at 108 Partridge (Marty Line) sent an e-mail to Tracy this morning with several questions since she could not attend the meeting in person.
  - Ms. Line complained that she felt the common areas are not being tended to. She complained about weeds at 105B and poison around 101A and 97B. She would also like her pear tree trimmed.
    - Tracy will ask Mike to check the electrical boxes.
  - Ms. Line made note that on the 2016 minutes posted on the website - that the year is wrong.
    - Tracy corrected this and Denise posted to the website.
  - Would like to know if Association will be enforcing the tenant registration ordinance so that "we" know who is living in Middleton Estates.
    - The Board has reminded all Landlords (via e-mail or letter) of the Township Ordinance that all tenants need to be registered with the Township. The Board itself cannot enforce this nor is there is a requirement for the Association to keep track of tenants. Only the Township can. We can only remind Landlords.
- Thank you to Bill Hershey for repairing and repainting the benches at the park.

- Meeting Adjourned: 8:40 PM

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**NEXT MONTHLY BOARD MEETING:** September 13th

**MEETING MINUTES SUBMITTED BY:** Denise Adams