

Annual Meeting Minutes, 2021

Middleton Estates Community Association

Date: March 1, 2021

Time: 8:00 pm

Location: Zoom

Board members in attendance: Justin El-Hajj–President, Joshua Arvey, Janna Books (VP), Jennifer Michaud (Secretary), Joe Tubioli, Katie Landis (Treasurer)

Board members absent: Kathy Kauffman

There was a quorum of Association members present.

Justin El-Hajj, presided

Justin hosted the Zoom meeting and opened the meeting at 8:00 pm

- Minutes from the 2020 Annual Members' meeting were presented and approved by the members.
- Cindy Carothers presented the Compilation Report for the year ending March 31, 2020.
- The Treasurer, Katie Landis, presented the 2021-22 budget. The budget was approved by the members.
- Katie addressed bookkeeping concerns which an Association member raised with our lawyer, Andrew Shaw, by way of an email message to him, by giving a review of finances and bookkeeping. She discussed how initiation fees collected from the sales of homes in our community are not part of our budget since home sales are not within our control, and how dues that are in arrears roll over to the new year, and thus a significant portion of dues cannot be counted as a "loss" in the current fiscal year .
- Janna raised the question about members submitting questions to our lawyer independently. Andrew clarified that he would only review concerns officially raised by the HOA Board members.
- Andrew announced the election results. Justin El-Hajj, Jennifer Michaud, Katie Landis, and Jan Verow were elected to the HOA Board.

Meeting was adjourned at 9:00 pm.

Minutes submitted by Janna Books, March 1, 2022

HOA e-address: middletonestatesboard@gmail.com

Treasurer's e-address: mecatreasurer@gmail.com

Mailing address: Box 428, Carlisle, PA 17013

Website: middletonestateshoa.com