

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: July 11, 2023

Time: 6:30 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Christina Gerlach, Jordon Michaels, Jennifer Michaud, Jim Porter, Shana Strohecker

Board Members Absent: None

The meeting was called to order by Jan at 6:00 pm.

Open Floor - Waived since no homeowners were present.

Approval of Minutes - Minutes of the June 13, 2023 meeting were distributed and reviewed. Jan moved to accept, Christina seconded and acceptance was unanimously approved.

COMMITTEE REPORTS

Recreation - Waived

Budget/Finance/Delinquent Accounts & Notices – The past due account that was referred to our attorney has been filed in court and the homeowner has been notified of the process. To date there has been no contact from them. A second account is being prepared for legal action will be referred to the attorney in the near future. All other past due accounts will be monitored and collection activities will commence in accordance with our established policy.

We discussed methods by which we could communicate with new homeowners concerning the dues process and the importance of staying current.

The dues amount that will take effect in April 2024 will be discussed and determined at the September 2023 meeting so that we can notify homeowners of the amount and give them some lead time to adjust for it. It will be communicated to all homeowners by letter following the September meeting.

Architectural & Maintenance – Our landscaper attempted to mow the ballfield recently and was unable to complete it because of metal stakes that are present. They were placed during the inspection and design process that was recently undertaken and arrangements will be made to have them removed.

Jennifer mentioned that a friend of hers with an environmental science degree looked at the ballfield and may be able to assist with obtaining a grant for improvements. Jennifer will see if her friend can attend an upcoming Board meeting to share her thoughts.

One homeowner has recently constructed a clothesline attached to their deck railing. This was not approved by the Board and would not be approved if submitted as it is a violation. They will be sent a letter notifying them that it must be removed. They have also been parking vehicles across the sidewalk on a regular basis and this will be addressed as well.

It was mentioned that rental units in the community that are owned or managed by Walker Realty are in disrepair. Some of Walker's tenants have told Board members that their leases require the tenants to maintain the property. Regardless, any concerns on the part of the Board will be addressed directly to the homeowner in accordance with our governing documents.

NEW BUSINESS

Since the June meeting Judie Darr has resigned from the Board, leaving a vacancy to be filled. The Board is authorized to appoint a replacement to fill her unexpired term. Replacements were discussed and Jan recommended Pat Mainhart. As a business owner as well as the owner of a rental unit in the community she would bring a unique perspective to the Board. Jan moved to appoint Pat to the Board, Jim seconded and her appointment was unanimously approved.

NEXT MEETING DATE: The next regular monthly Board meeting is scheduled for August 8, 2023.

The meeting adjourned at 7:03 p.m.

Submitted by Jim Porter

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