

Middleton Estates Community Association

Carlisle, PA 17013

Monthly Board Meeting

DATE: June 14, 2016

LOCATION: Stuart Community Center

TIME: 7:00 pm

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

BOARD MEMBERS ABSENT: (none)

AGENDA:

- Call to Order: Tracy called the meeting to order at: 7:05 PM
- Open Floor: There was 1 member in attendance. (Association member requested that we not record name in the meeting minutes)
 - Issues brought forth by homeowner:
 - Homeowner is upset by other homeowners who leave their trash cans sit outside their garage and would like the Board to send letters to these homeowners.
 - Homeowner reported a truck that has expired registration and inspection stickers parked on Partridge Circle. Homeowner was told that this is a Township Ordinance and she should feel free to call the police to report it. Homeowner does not feel comfortable doing so since she would have to give her name. She feels this is a Board issue.
 - Homeowner wanted to make sure that we were aware of the fact that Landlords need to register tenants with the Township.
 - Homeowner reported that one particular home has shutters that do not match the door.
 - Homeowners asked if there would be a Fall community Yard Sale.
 - Homeowner stated that she would like to see the neighborhood get back to the way it "used to be".
- Open Floor Closed: 7:25 PM
- Approval of minutes from the 5/10/16 meeting:
 - Denise made a motion to approve - Stephanie Second - all in favor
- Architecture Issues:
 - None

- Maintenance Issues:
 - Shrub & tree trimming will be late July
 - Tree was replaced in front of unit 97A
 - Boards on several benches need replaced at the park. Bill Hershey will replace.
 - Light bulb needs replaced at front entrance. Tracy will get light bulbs to Bill Hershey.
 - Basketball net/pole needs removed. Discussed ideas on how we take care of this since pole is in concrete.
- Financial Report:
 - Reviewed past due list:
 - One of our largest overdue accounts will be taken care of with the sale of the property at the end of the month.
 - All of the people who agreed to payment plans are keeping up.
 - Several residents will be getting final letters/statements this month. Will file with DJ next month if no payment made.
- Loose Ends:
 - Newsletter has been distributed - thank you to Kathy for delivering
 - Yard sale was a success.
 - Park activity - discussed incident at park on June 7th. Child was on swing and fell off. Ambulance called. Parents were there at the time.
 - Discussed sidewalk project. Since we only budgeted \$5,000 this year for the project that we would split the project into 2 years. \$7,500 this year and \$7,500 next year. Janna will call contract to come back out to identify how project will be split. Judy will work with Janna on this.
 - Reviewed issues from open floor:
 - Discussed sending letters to homeowners who leave trash cans out. Our By-laws only state that they must kept behind home. They do not specifically state that they must be kept in garage. Very gray area.
 - Discussed association calling police on vehicle. Homeowner was advised that since the vehicle was bothering her, she should be the one who calls. This is not necessarily HOA business.
 - Discussed Fall yard sale. The Board decided since participation isn't what it used to be that we would continue to keep it at 1 yard sale per year. All residents may have yard sales on their own.
 - Discussed that the Association is moving in the right direction (all agreed) and that we would not agree to activity which harasses residents or falls outside of Association authority. We have many more compliments on what we are doing for the community as a whole and only one or two residents who continuously complain.
- Meeting Adjourned: 8:45 PM

NEXT MONTHLY BOARD MEETING: July 12th

MEETING MINUTES SUBMITTED BY: Tracy Sharp