

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: June 11, 2024

Time: 6:00 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Paul Beck, Christina Gerlach, Pat Mainhart, Jim Porter, Shana Strohecker

Board Members Absent: Jennifer Michaud

The meeting was called to order by Jan at 6:02 pm.

Open Floor – Waived since no homeowners were present.

Approval of Minutes - Minutes of the May 14, 2024 meeting were distributed and reviewed. Christina made a motion to accept, Pat seconded and the minutes were accepted by unanimous vote.

COMMITTEE REPORTS

Publicity & Communications

Jan reported that the summer newsletter will be prepared soon. We also discussed complaints made by homeowners regarding children playing in other people's yards, running through flower beds, etc. This led to a discussion of replacing the basketball hoop at the park so children will have a place to play. Further discussion will take place at future meetings.

Ongoing discussions on handling rules violations continued in response to residents expressing concern that the appearance of the community is deteriorating. For example, a recent observation found that fully 1/3 of all units (41 of 123 units) were in violation of the rule that trash bins are to be stored either in garages or at the rear of the unit.

Architectural/Maintenance – Two homeowners contacted the board with concerns that they saw termites after the mulching was done this spring. Jan contacted our landscaper who assured her that all the mulch used is chemically treated prior to application and would not carry termites. Jan referred the homeowners to Gilbert's Pest Control should they wish to hire them to inspect or treat their property.

Christina provided an update on the estimate for the sidewalk repairs needed on Heron Way. The Board voted unanimously to approve the expenditure for the repairs, pending assurance by the company doing the repair that they had given us an actual quote, rather than an estimate that was subject to change.

Budget & Finance

Delinquent Accounts – A full review of delinquent accounts was waived since updated information was not available in time for the meeting. Jan reported that one homeowner has had litigation filed against them and they have been made aware of the lawsuit for collection. Updates will be provided at the next meeting.

In a discussion of bank accounts it was reported that the final transition from Orrstown Bank to Member's 1st has not yet been finalized. There is still a balance of several hundred dollars in an Orrstown account. Jan will ask the Treasurer to transfer these funds to Member's 1st and close the Orrstown account.

NEXT MEETING DATE: The next Board meeting was scheduled for July 16, 2024 from 6:00 -7:30 p.m., though following the meeting this was later postponed to July 23, 2024.

The meeting adjourned at 7:30 p.m.

Submitted by Jim Porter

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