

Middleton Estates Community Association

Carlisle, PA 17013

Regular Board Meeting

Date: August 17, 2010

Time: 6:30 pm

Location: Stuart Community Center

Board members in attendance: Tracy Sharp, Katie Landis, Arlene Galla, Judy Hershey, Maureen Clay, Phyllis Hinderliter, Jan Verow, Travis Young (Arrived Late)

Board members absent: Tonya Kirkpatrick

Agenda:

Tracy called the meeting to order.

The following items were brought up by the Association Members:

- The present community members signed in so we knew who was here
 - Gale Kluz, Joan Beattie, Betty Slagle, Dan Gilbert, Kathy Kauffman, Jason Landis
- Questions about the parks
 - Is it all insured? Yes.
 - If things break why are they not fixed when broken?
- Lawn service/Maintenance?
 - Weeding is not included; no one weeds in the park. Also the horseshoe pits and the tetherball is in bad shape.
 - We would like to have a park clean up.
 - Person renting the park would like to see it cleaned up before her catered party. She will fix the horseshoe pits.
 - Poison ivy in the park is a problem.
 - More to come in the Board meeting.
- Dan Gilbert
 - Update on the larger recycle and smaller trash
 - ISW is looking to find a new company to supply them.
 - Will arrive in 2-3 weeks
 - A letter will be sent to all who requested new ones about the
 - Dirty/old bins were not switched out like ISW said they would.

The following expense items were discussed from the Agenda:

- Approval of Meeting minutes from July 13, 2010 – Motion by Tracy to approve, no objections.
- Approval of Meeting minutes from July 21, 2010 – Motion by Tracy to approve, no objections.
- Financial – Katie's report on the current financial situation and CD that matures on August 22, 2010

- Katie will check with a few other banks about interest rates and get an online vote
- Website – Jan and Phyllis – Starting from ground zero, found a new format to use that was much more user friendly. The website looks like we are trying to sell something not for owners to get the information we needed. Too much Google apps stuff, sun rise and sun set. They will work with Kimsan to get it set up. Kristin will be the one who updates the documents that get posted.
 - Service directory – people who have services available, notary ect. Charge a small fee to be listed
 - Online Garage sale kind of thing
 - Possibly not use Flash so that people could view it on iPhone
- Trash and recycling – Tracy
 - Letter to those who requested smaller trash and larger recycling – Approved
 - Old cans (York) need to be gathered and put by the sign at the park
 - Put a note in doors about old cans, on bright colored paper – Maureen will take it around
 - Also put a note for those who would like to join any committees
- Insurance Update – Tracy – Work in progress. Policy runs to November 10, 2010. We can opt out at anytime with no penalty. Separating the insurance and the bonding is hard. We don't need \$100K bond because we would notice it was missing way before then. So we are now looking in the \$30K range. Need to double check with Fannie Mae about the minimum about for bonding. Trying to get better apples to apples quotes.
- Committees –
 - Nominating – Jan – will wait until closer to election time to get a committee together to be approved by the Board.
 - Recreation – Katie – find some help, try to get Kimsan to help it along
 - Maintenance – Travis – Jason Landis, Dan Gilbert, Gale Kluz will help
 - Architecture – Arlene – Kellie Peterson, Judy Hershey
 - Jan would like some people who live in different style houses since all current committee members live in the same style.
 - Publicity – Jan/Phyllis – Also includes website, yard sale signs
 - Audit – Maureen/Phyllis – Samantha Gilbert is a community member, plus another member?
- Maintenance/Architecture –
 - Arlene – Mitch Smith from PPL – Estimate for lighting behind units to the left
 - This will go on our current account we have for the light out front of the sign
 - He suggested is a wooden pole with a light similar to what is behind Arlene's house right now. Placing them at the end of the driveways. Adding 3 and reactivating the one behind Arlene's
 - \$13-\$14 a month, dusk to down. If we pay for one year then PPL will install it for free.
 - For 4 lights - \$56 a month and \$672 a year
 - What do we truly have control over?
 - Tracy thinks we have been doing more than we have to power to do.
 - The door that was discussed (sliding glass door)?
 - Flowers in the flower beds?
 - Tracy thinks anything that is anything that is built that affects the value of the property
 - Maureen thinks that everything that changes the outside of the house should be brought forward. Phyllis agrees.
 - Could we have a form that new owners sign that shows they read and understand the by-laws
 - Make an Architectural request form to go on website for people to fill out when they have a request.

- Pine Trees
 - Dead one at the end of the row, talked to Jesse about this and see if his tree guy can tell why it died, he doesn't think it was draught.
 - Do we want to replace it with one the same size? Very expensive. About \$140 for a 7-8 foot tree that will grow quickly. We should probably wait to find out if it's a disease that will kill a new tree or not.
 - Maureen will check other prices.
 - Should we replace it? Phyllis made a motion to replace the tree.
- Damage Caused by Lawn Service
- Pennsylvania One Call System Inc.
 - Kellie Peterson got a bill for \$100 that would cover the entire neighborhood.

Meeting adjourned at 8:30 p.m.