

Middleton Estates Community Association
Carlisle, PA 17013
Special Board Meeting

Date: September 25, 2012

Location: Stuart Community Center

Time: 6:30 pm

Board members in attendance: Tracy Sharp, Denise Adams, Judy Hershey, Bea Fisher, Jan Verow, Kathy Kauffman, Steve LeGross

Board members absent: Katie Landis, Jessica Sheets

Agenda:

Tracy called the meeting to order at 6:35

The following 3 items were discussed from the Agenda:

- **CAPITAL EXPENDITURE**

- Need to discuss logistics on how to go about the process. Reviewed By-Laws, Covenants & Restrictions and Uniformed Planned Community Act. Paving of parking lots/driveways is covered under maintenance in the By-Laws. As discussed, several Board members checked out the status of the driveways and the consensus is that none of them needs replaced at this time. There are several to the right as you come into the community that need repaired. Tracy feels that replacing driveways that aren't in need is not using the Association's money wisely. Jan suggested asking Andrew to review By-Laws /Covenants & Restrictions to make sure we are interpreting it correctly since this is such a large expense. Per the Accountant, the money needs to be spent prior to the end of 2012.
- Tracy will contact Andrew Shaw & ask him to review documents to make sure we are doing the right thing.

- **REPAIR**

- Unit owner sent Tracy an e-mail wanting reimbursed for siding damage she feels was done by a weed wacker. (see attachment) She does not know how or when it happened. Tracy took pictures of the said damage and shared them with the Board. There is nothing in the by-laws or covenants which addresses the issue. Jan found wording in the Uniform Planned Community Act (pg. 37) which states that if it is reasonable to assume damage was done by a Contractor, the Association is responsible. We need to know for sure for future issues.
- Add to newsletter, "damage needs to be reported within 48 hours" for us to hold contractors responsible.

- General consensus is that it's reasonable to assume that a lawn tractor or weed wacker caused the damage. Tracy will ask property owner to get a quote on a repair. The Board will get its own quote and compare to make sure it's not out of line. Denise will get Sam Burd to quote the repair also.
- **RESIDENT E-MAIL**
 - Homeowner sent an e-mail to all Board members and copied Attorney Shaw complaining about condition of specific homes, painting that needs done, roofs not matching, etc. (See attachment) She included photos of private residences. (Tracy had heard from several residents who observed 2 residents taking photos of people's houses).
 - This subject was addressed by the Board and by Attorney Shaw at the Annual Meeting in March. The Board does not have the authority to mandate that people paint their homes.
 - The areas that she's talking about are 23 years old. It's unreasonable to expect that all houses will match exactly unless all are painted and roofs replaced at the exact same time. Paint fades - - especially on those units. The sun bakes them.
 - Original colors from Sherwin Williams used by the builder are no longer available. (Paint colors will be deleted from the website). Residents should color match as best they can.
 - The Board is not allowing people to use colors which are not approved.....however, as stated previously, paint fades due to natural conditions.
 - A response e-mail will be drafted, approved by the board and sent to homeowner. (Copy Attorney Shaw).

Meeting Adjourned at 8:00.

Submitted by Denise Adams 9/25/12