

MIDDLETON ESTATES COMMUNITY ASSOCIATION

Carlisle, PA 17013

Annual Association Meeting

Date: Monday March 2, 2015

Time: 7:00 p.m.

Location: Stuart Community Center

Board members in attendance: Tracy Sharp, Katie Landis, Judy Hershey, Bea Fisher, Denise Adams, Kathy Kauffman, Janna Books, Cindy Pagano (Accountant), Andrew Shaw, Esq.

Board Member Absent: None

Tracy called the meeting to order at 7:04 PM

- Tracy Sharp introduced the board members and discussed the election.
- Review of the minutes of the 2014 meeting. Made sure everyone had a chance to review last year's minutes. Tracy Sharp moved to approve. Seconded by Samantha Gilbert. All in favor.
- Tracy reviewed highlights of the Summary and Accomplishments for 2014-2015 which were mailed to the members:
 - We have an active Board that is involved in our community.
 - Tracy thanked everyone for all their support and being active on the Board.
 - Tracy will be purchasing a new flag for the front entrance. A new form was created to be included with the Re-Sale Cert at closing. The completed form will come back with the initiation fee.
 - Annual yard sale will be June 13th.
- Katie – Financial Report
 - Katie reviewed proposed budget for 2015-16
 - Past dues \$6,636.33 owed as of March 2, 2015.
 - Explained budget headers
 - Explained that the budget year runs April 1st – March 31st.
 - There were no questions regarding the proposed budget.
 - Tracy introduced Cindy Pagano. Cindy passed out financial reports and gave 1 official copy to the Board to keep. All others must be handed back. Cindy explained that accounting for the association is done on a cash basis and footnotes how statements are presented. Explained that we use the Basic Accounting Report which is a clean report. Currently there is \$73,429 in

assets that will need to be used for projects within the community by law. Financial reports are on a cash basis.

- Cindy confirmed the tax return for the association was completed.
- Tracy formally thanked Katie as she does a bulk of the work for the Association at no cost to the Association.
- Tracy made a motion to accept the proposed budget. Samantha Gilbert seconded. All in favor.
- Question posed by resident Mary Schrieber: Wants to know what so many dues do not get collected. The Board explained that several of the large accounts are foreclosures. State Law only allows us to collect 6 months prior to a Sheriff Sale to current date. Past due accounts are filed with the District Justice but to keep in mind that there is an out of pocket cost when we submit that isn't always recouped.

- Andrew Shaw, Esq. – Election results

- Andrew Shaw presented the results of the ballots that were sent in. Katie, 20 votes, Kathy, 21 votes, Janna 21 votes. All 3 will serve 3 year terms.
- Tracy reminded everyone that the meetings are typically held the 2nd Tuesday of each month at 7:00 at the Community Center. Cancellations are posted on the website.

- Open floor

- Resident Mary Schrieber issued a complaint regarding a strip of siding coming off a house down from hers. Owner was present and informed Mary that the strip of siding will be repaired.
- Resident Mary Schrieber issued a complaint about kids playing ball near her house. She was informed that she should speak to the parent or call the police. This was outside Board responsibility.
- Resident Mary Schrieber issued a complaint about kids using colored chalk on the sidewalks and driveways and in her opinion, it looks horrible. She was informed that she should speak to the parent or call the police. This is outside Board responsibility.
- Resident Dan Gilbert said that he is thankful for the Board and all they do.
- Resident Robert Fry asked what caused the water main break at the entrance to the neighborhood. The Board explained that it was a dedicated Township street and that North Middleton Authority repaired the break. Not certain what caused the main to break. If there is any damage to property, homeowner is encouraged to contact North Middleton Township or North Middleton Authority.
- Tracy explained that the R&R Lawn care contract for snow removal comes in to play when the snow exceeds 2 inches.
- Resident Marty Line inquired about small project. Tracy explained that the sidewalk project is being done in phases since it's too costly to complete all at once. As soon as the weather is better they will start back repairing the areas that have crumbled. Next phase will begin Spring of 2016.
- Resident Marty Line inquired as to why we cannot force people to take better care of their homes. Attorney Shaw explained that we are not a condo association and we cannot force

people to paint, etc. We can suggest - - but we have no authority to require this be done. Ms. Line would like us to send letters to homeowners that are not keeping up with their properties.

- Katie made a motion to adjourn the meeting. Kathy seconded it. Meeting adjourned at 8:00 PM.

Submitted by Denise Adams 03/2/2015