

Middleton Estates Community Association

Carlisle, PA 17013

Monthly Board Meeting

DATE: 13 May 2014

LOCATION: Stuart Community Center

TIME: 7:00 pm

BOARD MEMBERS IN ATTENDANCE:

Tracy Sharp, Katie Landis, Judy Hershey, Kathy Kauffman, Terry Myers

BOARD MEMBERS ABSENT: Ben Lauer, Janna Books, Bea Fisher, Denise Adams

AGENDA:

- Call to Order: Tracy called the meeting to order at: 7:04 p.m.
- Open Floor: There were 0 members in attendance
- Open Floor Closed: 7:04 pm
- Architecture Issues:
 - Bea - Solicited quotes for sidewalk repairs, only one vendor returned her call for cement repair “Keystone Foundation Repair, Mr. Adair Gray, (Carlisle, off Petersburg Road). Mr. Gray presented options for replacing and repairing as well as levelling areas of concrete.
 - Replace/Repair: (Problem is called “Spalling” (flaking of the surface of the concrete). Provided 3 different proposals, he went on to discuss concerns about the spalling (flaking of the surface of concrete), several causes (initial concrete laying not done properly not cured properly, if it is not road strength salt could damage it but he highly doubts that was the cause just because of the locations ... he believes it was the original concrete quality and laying. Options: a) Replace/tear out or b) scarify it (grind top surface off 1/8” to 1/16” of inch ... then place a concrete sealant on top (\$6,620)using Krete Defender) - should last forever and it’s about the third of the cost to replace it completely (@\$18,250)
 - Levelling: Next look at leveling where concrete has either lowered or raised up - NOTE: To repair would need to have access to water OR he charges 15% more because of water usage Process would raise them up

at least or slightly above curb - could be done in phases (quote is good for 1 year) - would use @50-100 gallons of water. Quote is broken up into sections and can be done in phases. (NOTE: You end up with round holes where they use the hydraulics to drill and lift and level) 2 yr warranty on work. NOTE: He will give us the name/location of a Carlisle church that they've done scarifying work to.

- Resident has requested approval to install a retractable awning.
- Approval minutes from the April 2014 meeting:
 - Motion was made by Katie to approve. Seconded by Kathy. Vote was unanimous.
- Maintenance Issues:
 - Ben relocated the signs down by the park (onto the tree)
 - Terry will replace lightbulb 100W at entranceway.
 - Mulching is done as of today.
 - Tree trimming is completed
 - Mowed again today and probably next Tuesday and then should be back on Thursday schedule due to the fertilizing
 - #80 Residence - received complaint of dog poop - resident sent a certified letter.
- Financial Report: Katie
 - Budget on-going monthly updates.
 - Review of past due (after 4 months, letter to resident will be sent)
 - Tracy reviewed update on properties being sold or transferred to new owners.
- Website: Denise added information about discount fees to website.

Loose Ends:

- Kathy putting up yard sale signs
- Katie will take care of advertising
- Yard sale sign??? Tracy asked who had them.
- Newsletter - Tracy has a draft and will be publishing

Before adjourning the meeting, Tracy asked if anyone had any other comments/questions.

- Meeting Adjourned: 8:12 pm

NEXT MONTHLY BOARD MEETING: 10 June 2014

MEETING MINUTES SUBMITTED BY: Terry Myers