

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: November 14, 2023

Time: 6:00 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Christina Gerlach, Patricia Mainhart,
Jordon Michaels, Jennifer Michaud, Jim Porter

Board Members Absent: Shana Strohecker

The meeting was called to order by Jan at 6:01 pm.

Open Floor – Waived since no homeowners were present.

Approval of Minutes - Minutes of the October 10, 2023 meeting were distributed and reviewed. Christina moved to accept, Jordon seconded and acceptance was unanimously approved.

COMMITTEE REPORTS

Delinquent Accounts – Collection activity is continuing on several past due accounts. One homeowner who has had a collection action filed in court has approached the Board with a proposed payment plan. After discussion Jan made a motion to accept it, Jennifer seconded and the plan was accepted by a unanimous vote.

Another homeowner who is in arrears is known to have a Planned Unit Development Rider as part of their mortgage. This rider requires that all dues, assessments, etc. be kept current. Jan will be reaching out to mortgage holder to discuss the past due balance since the mortgage holder has the option to pay the assessments directly to the association and add them to the balance of the mortgage.

Budget/Reserve Fund – Pat provided an update on her review of our electric bills. She was able to change our supplier from PP&L to Direct Energy for the next 16 months and secure a slightly better rate.

Rental Units - The topic of investor owned property was discussed. It is a generally accepted principle that property values in communities with higher percentages of rental units do not rise as fast as in communities with higher percentages of owner occupied units. Some lenders take this into account in making lending decisions on mortgages.

For this reason, some communities set a maximum percentage of units that can be used as rentals. The question discussed was whether our community could establish such a limit if we chose to. This will be revisited at a future meeting.

Winter Newsletter - Jan asked that topics for the Winter Newsletter be forwarded to her.

Architectural/Maintenance – As a result of a recent conflict between neighbors over the status of a damaged tree, it was proposed that the Association revisit the policy on tree care. In the past the policy has been that trees on private property are the responsibility of the homeowner. After discussion it was agreed that the Board would continue to research this topic as it pertains to the damaged tree in question as well as to an overall tree maintenance policy. This will be discussed at a future meeting.

NEXT MEETING DATE: The next monthly Board meeting was originally scheduled for December 12 but was cancelled. The next scheduled meeting will take place on January 9, 2024 from 6:00 - 7:30 p.m.

The meeting adjourned at 7:33 p.m.

Submitted by Jim Porter

HOA e-address: middletonestatesboard@gmail.com

Treasurer's e-address: mecatreasurer@gmail.com

Mailing address: Box 248, Carlisle, PA 17013

Website: middletonestateshoa.com