

## **Middleton Estates Community Association**

Carlisle, PA 17013

### **Monthly Board Meeting**

**Date:** October 11, 2022

**Time:** 6:30 pm

**Location:** Stuart Community Center

**Board Members in Attendance:** Jan Verow, Judy Darr, Jennifer Michaud, Jordon Michaels, Jim Porter, Shana Strohecker

**Board Members Absent:** Joe Tubioli

The meeting was called to order by Jan at 6:35 pm.

**Approval of September Minutes:** September minutes were reviewed and discussed and were to be approved via an email vote following some revisions.

**Open Floor:** Waived since no members were present

### **COMMITTEE REPORTS**

**Recreation -** Waived

**Publicity & Communications –** Waived

**Budget/Finance –** We reviewed the year to date budget.

Delinquency letters have been sent to homeowners on all past due accounts. A follow-up letter will be sent in November and accounts still in arrears will be filed with the District Justice to obtain a judgement.

Jan noted that a couple of past due accounts have either been brought up to date or have entered into a payment arrangement to bring them current within the next couple of months.

We discussed asking the treasurer to provide more detailed financial information on each past due account for the past 6-12 months prior to each monthly Board meeting. No final decision was made on this.

There was some limited discussion about the manner in which interest on past due accounts has been calculated. Jim will look into this and report on it at a future Board meeting.

**Architectural & Maintenance –** Our landscaper will be filling in the holes near the park entrance with a combination of concrete and dirt. As soon as this is done the park will reopen.

**Nominating Committee** – According to the Bylaws, three Board seats must be up for election at the 2023 Annual Meeting. Given the resignation of several Board members in the past couple of years and the appointment of the specific seats up for election will be determined in the near future.

**OLD BUSINESS** – We discussed hiring a new law firm to represent the Board. Jennifer made a motion to authorize Jan to explore this, Jordon seconded and it was agreed to by a unanimous vote.

### **NEW BUSINESS**

**Halloween** – The question of establishing a trick or treat night in the community was raised and it was agreed that we would follow the township schedule, October 31. Jan will post flyers on the mailboxes.

**Waste Management Bulk Pick-up** - Our contract with Waste Management, which runs through 2023, requires that any bulk pick-up items that have any porous material must be wrapped in plastic or they will not be taken. Jan will post flyers on the mailboxes as a reminder.

**NEXT MEETING DATE:** The next Board meeting is scheduled for November 8, 2022, but will likely be moved or cancelled due to availability of Board members.

The meeting adjourned at 8:07 p.m.

Submitted by Jim Porter

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