

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: October 15, 2024

Time: 6:00 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Paul Beck, Christina Gerlach, Pat Mainhart, Jennifer Michaud, Jim Porter

Board Members Absent: Shana Strohecker

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

Open Floor – The Open Floor portion of the meeting began at 6:01 p.m. One homeowner was present and explained that they were there to get a better understanding of the decision to remove the trees that were mentioned in the minutes of the September 10, 2024 meeting. It was explained that the decision was based on input from professionals that the 3 trees to be removed were a safety hazard based on their size, root system and overall condition. The homeowner understood the safety concerns and commented that the current trees provide significant shade for the front yards of the homes and was glad to hear that the trees will be replaced, although a final decision on what will be planted has not yet been made. The schedule for removal has not yet been finalized but the homeowner was reassured that residents affected would be given proper notice when the time comes. Open Floor ended at 6:27 p.m.

Approval of Minutes - Minutes of the September 10, 2024 meeting were distributed and reviewed. Jan made a motion to accept, Christina seconded and the minutes were accepted by unanimous vote.

COMMITTEE REPORTS

Recreation Committee – Jan reported that flyers for the Fall Event had been distributed and that planning was moving along.

Architectural/Maintenance – One homeowner has made a request for permission to install a ramp at their front door due to back surgery.

Paul and Christina distributed information from various tree services regarding tree removal and these were discussed. Various options were considered and the Board voted to have 6 trees removed and one additional tree trimmed. The trees to be removed are as follows:

- In front of 19/21 Partridge Circle
- In front of 21/23 Partridge Circle
- In front of 23/25 Partridge Circle
- Behind 46 Partridge Circle
- In front of 55 Partridge Circle

Corner of Partridge Circle and Heron way adjacent to 112 Heron Way

The tree to be trimmed is a second tree at the corner of Partridge Circle and Heron way adjacent to 112 Heron Way.

Hench's Tree Service will be hired for the project at an estimated cost of \$1,950.

Budget & Finance

Delinquent Accounts – An updated listing of delinquent accounts was received by Jan via email during the meeting and was distributed to Board members via email when received.

One homeowner who is significantly delinquent had requested an updated accounting of the delinquency and Jan reported that it had been delivered to them. Next steps involve contacting their mortgage lender since delinquent dues constitute a violation of the terms of the mortgage in most cases. The account will also be referred to our attorney so that legal collection activity may begin

Jim commented that he would like to see the Board have access to current financial information at each monthly meeting. It was agreed that the Treasurer would attend the November meeting. Jennifer suggested that the Treasurer, who is not an elected Board member at this time, be nominated for a seat on the Board at the next election.

Based on our current balances and projections through the end of the Association's fiscal year it appears that there will be a budget surplus sufficient to start replenishing the reserve account to get it back to appropriate levels. Specific numbers cannot yet be determined as the projections are expected revenues and expenses, both of which could change during the remainder of the fiscal year.

NEXT MEETING DATE: The next Board meeting is scheduled for November 12, 2024 from 6:00 - 7:30 p.m. at the Stuart Community Center.

The meeting adjourned at 7:35 p.m.

Submitted by Jim Porter

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