**Tablers Estates Homeowners’ Association, Inc.**

PO Box 1164, Inwood, WV 25428

[www.tablersestates.org](http://www.tablersestates.org)

**Annual Meeting Minutes**

November 16, 2024, 10:00am

**Call to Order**

Meeting called to order by President, Jessica Armel-Sanchez

Also present were:

Vice President - Renee Reynolds

Treasurer – Shannon Keefer

Secretary - Barbara Thompson

**Welcome & Introductions**

Thank you to those residents who took the time to attend the Annual HOA meeting. It was great to meet some of our new neighbors and reconnect with those who have been residents for some time.

**Board Member Selection**

* + Ballot count & publish votes
  + Of thepossible 145 ballots, 14 votes were sent in, counted, and accepted.
  + David Boggs received the majority of the votes and was confirmed as the new board member. Congratulations David!
  + The board would like to extend a special thank you to Donald E. McCallister for his interest in the board member position.

**Financial Report**

* The financials were reviewed at the meeting**.** Statement balances as of September 30, 2024:
* Cash in checking (total) - $182,235.25
* CD @ BCT - $12,875.75
* Cash invested at EdwardJones - $274,500
* Expenses paid Jan to Sept. 30 - $21,532.98
* Outstanding dues and fines total $5,978.04, which represents 9 accounts out of 145.
* Financials are available upon request.

**Road and other Maintenance Update**

* Currently, there are multiple areas on the roads that require attention. Some areas that have been identified are on Cahill Ct, Fantasia Rd, and McDonald Dr.
* Brian Butcher is a member of our Maintenance Committee and has collected estimates for the road work and will be overseeing the project.

**Safety Committee Update**

* The concern from the community for the modified dirt bike/ATV nuisance claims has been overwhelming. Therefore, the board followed the advice of the HOA’s lawyer and has taken appropriate action. The ultimate goal for our community is to work together to foster a safe and enjoyable environment for everyone in the neighborhood.
* For Reference:
  + Tabler Estates ARTICLE IX of the DECLARATION OF CONDITIONS, COVENANTS, RESTRICTION, AND EASEMENTS.
  + Berkeley Co. noise ordinance <https://www.berkeleywv.org/DocumentCenter/View/325/Excessive-Noise-PDF> enforced by the Sheriff’s Department.

**Board Members**

* Jessica Armel-Sanchez is the HOA’s president.
* Renee Reynolds is the Vice President
* Dave Boggs (newly elected board member)
* Greg Sanchez will continue as chairman of the ARC committee.
* Brian & Rebecca Butcher will continue to volunteer for the maintenance committee.
* THANK YOU to those who volunteer in our community. If you are interested in volunteering, please reach out to the board via the website.

**Staying connected**

* Tabler Estates has a website [www.tablersestates.org](http://www.tablersestates.org). Here you can review the Covenants and By-Laws, submit information for Architectural Review, and contact the HOA with requests or questions about the community.
* The HOA Board will periodically send information through email to keep residents informed and to distribute information in a timely manner. It also saves the HOA money by not having to send letters through the mail. If you do not receive emails from the HOA Board, please send an email with your information to [tablersestates@gmail.com](mailto:tablersestates@gmail.com), so it can be added to the email address list.
  + There is also a Facebook page called Neighbors of Tabler Estates which is a great way to get information on what is going on in the community, recommendations for various resources, and to reach out to the community. It is a private page and run by a resident in the neighborhood. Please reach out to the HOA to be added to the page.
  + **PLEAST NOTE:** The Facebook page is not monitored by the HOA board. Therefore, community concerns expressed on the page are not considered an official notification to the board. If you have a concern that affects the community, please contact the HOA board via the website.
* **Community Information:**
  + The HOA Board would like your input on the community’s website. If there is anything a resident would like added to the website or would like to see more content on the website, please reach out to the HOA board.
  + Reminder: The Covenants and the Rules and Regulations can be found on the HOA’s website, [www.tablersestates.org](http://www.tablersestates.org). Please review these documents periodically. The Rules and Regulations were last updated October 7, 2023. If you have any questions, please reach out to the HOA board.
  + Please be courteous to your fellow neighbors and pick up after your pets. Dogs must be on a leash or contained on your property.

**Adjournment**