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

PO Box 1164, Inwood, WV 25428

**Annual Meeting Minutes**

November 5, 2022, 2:00pm

Butler Farms Community Center

**Call to Order**

Meeting called to order by President, Kathy Velte-Lee

Also present were:

 Vice President - Renee Reynolds

Board Members - Shannon Keefer, Rebecca Butcher

Secretary - Barbara Thompson

**Welcome & Introductions**

**Board Member Selection**

* + Ballot count & publish votes
	+ Of thepossible 145 ballots, 30 votes were sent in, counted, and accepted.
	+ Jessica Armel-Sanchez received 29 votes and confirmed as the new HOA Board Member. Congratulations Jessica!

**Financial Report**

* Reviewed and discussed financials.
* A $20,000 Short-Term Certificate of Deposit was very recently invested with Edward Jones @ 4.3% interest.
* Discussed amounts needed to reach our long-term financial goal.
	+ The HOA requires $100,000 available for operational expenses, road issues, electrical bills, snow plowing, accounting, & legal fees. Anything above this amount will being put in the HOA’s Edward Jones investment portfolio to build wealth to cover ongoing expenses as the community property ages and requires more attention.
	+ In looking to the future, the roads will need to be re-paved. Based on the board members prior research, this would cost approximately $1,000,000. Kathy has reached out to a paving company for a current estimate, but they did not respond prior to the meeting. But, as we know, paving is a considerable expense. For example, at the time of the previous patch project, the cost was $50,000.
	+ Kathy consulted with the HOA’s financial advisor to inquire how much would need to be invested each year to reach the goal of $1,000,000 in twenty years. Per his calculation, the amount that would need to be invested annually to achieve the financial goal for road paving is $40,000. The HOA is currently investing approximately $20,000 annually.
	+ To meet the goal of a $40,000 annual investment, the HOA dues would need to be raised to $400 a year. The Board of Directors will vote at the January meeting to determine the legally allowable and appropriate increase to the HOA dues for 2023.

**Road and other Maintenance Update**

* Currently, there are multiple areas on the roads that require attention.
* The sub-contractors working within the community have done a minimum of $20,000 in damage to the road surfaces. This is the visible damage, such as the humps and dips in the roads. This amount does not include the disturbance and loss of the compacted dirt and shale that is part of the constructed roadbed and is the support system for the pavement.
* The board is continuing to investigate how much compression has been disturbed, how this will affect the deterioration of the sides of the roads, and how the HOA will get reimbursement for these damages.
* To address these damages & concerns, the HOA board has minimally consulted (due to the cost) with a lawyer for guidance. Kathy is consulting with pavers to assess the totality of the damage and get estimates for repairs.
* Some residents have expressed concerns about damage within their yards from the sub-contractors. The HOA is addressing the damage to the roads; however, residents are responsible for their private property. Residents can call the following two individuals with Blue Rock to get their property concerns addressed.
	+ Justin (304) 893-4775
	+ Travus Godfry (304) 588-3792

**Safety Committee Update**

* Two speed tables have been installed. A few complaints of cars speeding have been received since installation, but overall, the speed tables have had a positive impact.
* The ATV schedule and rule set appears to be working with very few complaints. The Board expresses their appreciation for the compliance.

**Outgoing Board Members**

* President Kathy Velte-Lee and board members Rebecca Butcher and Shannon Keefer are stepping down. Kathy has been the President for the past three years and has been the driving force behind this community. We thank her for her fight and resilience to keep our community one of the most desirable & sought-after communities in the region. Thanks to Rebecca, who has spent numerous hours of her life first as President and then as a Board Member, **AND** has also done many handyman jobs for the neighborhood over the past six years. Thanks to Shannon, who was willing to pitch in and help very soon after moving here. Although Shannon is stepping down as a board member, she will continue to support the community as the HOA’s Treasurer beginning in January.
* Thanks to all of you for your years of support and continued efforts in keeping this community beautiful, safe, and a great place to live.
* Renee Reynolds and Paul Minch will continue as Board Members along with our newly elected Board Member, Jessica Armel-Sanchez. They would greatly appreciate your support and assistance.
* Greg Sanchez will continue as chairman of the ARC committee.

**Other Community Concerns**

* A concern regarding the status of the area in the back of the community, referred to as Section 4, owned by Phil Cogar. The last time Mr. Cogar spoke to Kathy, he expressed his intention to build a community similar to Tablers Estates. At this time, there have been no further updates regarding the status of this project.

**Adjournment**