

Tablers Estates Homeowner's Association, Inc.

P.O. Box 1164, Inwood, WV 25428

Annual Meeting Minutes

Saturday, November 02, 2019, 4:00pm

Butler Farms Community Center

Sign-In Sheet Attendees

Gary Lombardo, Lot 118; Dave Mohile, Lot 131 and Lot 101; Brian and Rebecca Butcher, Lot 141; Kathy Lee, Lot 029; Jessica Sanchez, Lot 112; Ira Talbot, Lot 133; Pat Wilburn, Lot 018; Ann Marie Gawarkiewicz, Lot 007; Richard & Myra Roberts, lot 50; Presley & Ellen Patterson, lot 30; Karl Opp, lot 36; Mike Glascock, lot 124; Barbara Michaels, lot 100, 115 & 116; Ward Reynolds, lot 108; Tiffany Sommer, lot 99.

Collect Ballots; Choose Election Committee (3 members)

Ballots were collected, Ann Marie Gawarkiewicz and two others tallied the votes. There was one homeowner on the ballot for Board Member: Rebecca Butcher.

Announce Election Results

Rebecca Butcher received the most votes and will be a Board Member for a term of three years. The other two Board members are Ward Reynolds and Greg Sanchez.

Welcome and Introductions

President – Rebecca Butcher – Stepped down at the beginning of the meeting but continued to run the meeting since there was no replacement at that time.

Vice President – Pat Wilburn

Board Members: Ward Reynolds (Chair of Maintenance Committee), Greg Sanchez (Chair of Safety Committee), Ann Marie Gawarkiewicz (Chair of Entertainment Committee, end of her term)

Treasurer: Davis – Green CPA AC

Secretary: Susan Talbot

Architectural Review Committee: Greg Sanchez, Terry Potter, Thomas Steele, Mike Nassif, Pat Wilburn

Neighborhood introductions

Year in Review – Goals and Accomplishments

Entertainment:

Yard Sale: talk about the development running their own sales. Due to the lack of previous participation in the yard sale days chosen by the entertainment committee and the positive participation of the yard sales driven by the community themselves, the board has decided to suspend any yard sales hosted by the neighborhood but allows for the community to create their own dates for future yard sales.

Halloween: tonight will continue to do going forward

Maintenance:

Community cleanup, sink holes on McDonald, Talked about the signs "Drive like you kids live here", Upgrading signs in discussion on whether we want to spend the money. Ward talked about trimming on Fantasia and Granny Apple Way. Also the cost of fixing the sink hole on McDonald and cracks to be filled in before the winter. Estimate came in at \$6275.00 from Slonaker's Paving and Excavation.

Safety:

Speed: Talked about cost of the Radar sign, not well received to spend the money also how heavy would they be to move. Speed bumps: who would remove them for the snow plow, the Michaels offer to do it, not well received. Speed limit: 25 miles per hour the majority was for leaving it the way it is. It would be costly to order new signs.

Urban Hunt: Bow hunting is legal and allowed on your property if you chose to. To have the hunt it would be a community vote. At the meeting we sent around a sheet for people at the meeting to sign Yes or No majority was for it.

Financial Report

Jan- Sept 30th balance sheet summaries were distributed. Funds were up from last year. Talk was had about raising dues next year to build the funds to fix and top coat roads in the future. The cap for assessments is \$300 plus inflation. \$20.00 was discussed as a possible amount of increase. No one was opposed. The board would like to get estimate of future road costs before making a final decision on new assessments. Cost of the delinquent dues has gone down. Question was asked about how many lots were in the development: 145.

Questions for the good of the Community

Community questions occurred during the discussion about maintenance, safety and the urban hunt. See above.

Plans for the Future

Maintenance: Take out the big bushes in front of the McDonald entrance sign. Fix sink hole patches on McDonald.

Continue to raise funds for future road expenses.

There is still a plan to put the last light on McDonald. Original spot picked had to be abandoned due to the amount of wires already in the ground.

President: Still in search of a new President. At the close of the meeting, Kathy Lee expressed interest in the position.

Adjournment