

11/03/2018

Tablers Estates Homeowner's Association, Inc.

P.O. Box 1164, Inwood, WV 25428

Annual Meeting Minutes

Saturday, November 03, 2018, 5:00pm

Butler Farms Community Center

Sign-In Sheet Attendees

Gary Lombardo, Lot 118; Dave Mohile, Lot 131 and Lot 101; Mike Nassif, Lot 084; Brian and Rebecca Butcher, Lot 141; Terry Potter, Lot 142; Kam and Kathy Lee, Lot 029; Greg Sanchez, Lot 112; Tom and Susan Talbot, Lot 133; Pat Wilburn, Lot 018; Ann Marie Gawarkiewicz, Lot 007; Kathy Gess, Lot 137.

Collect Ballots; Choose Election Committee (3 members)

Ballots were collected; Kathy Lee, Kathy Gess and Susan Talbot tallied the votes. There were three homeowners on the ballot for Board Member: Stacey Carbone, Michael Nassif and Gary Sanchez.

Announce Election Results

Gary Sanchez received the most votes and will be a Board Member for a term of three years. The other two Board members are Ann Marie Gawarkiewicz and Ward Reynolds.

Welcome and Introductions

President – Rebecca Butcher

Board Members – Ward Reynolds, Ann Marie Gawarkiewicz, Wally Whittington

Treasurer – Jamie Davis

Secretary – Susan Talbot

Architectural Review Committee – Terry Potter, Thomas Steele, Mike Nassif, Andrew Fultz

Neighborhood Introductions

Year in Review – Goals and Accomplishments

Safety and Maintenance Committees

Two major accomplishments this year: 1) the installation and power to two new lights, with the third being installed this coming spring, and 2) all signs being painted by Rodney Armel, with the exception of the stop sign at the front entrance of McDonald Drive as you are leaving the subdivision. The next step will be the painting of all poles and caps. We are looking for volunteers with the goal of finishing this project in the Spring.

Two main problems brought up at the Safety Committee Meetings: 1) speed and (2) going through the stop signs.

Concerns and suggestions that were brought up at the Annual Meeting about speed and going through stop signs:

- Removeable speed bumps – would involve an extra cost and some homeowners would complain about the bumps.
- Possibly send letter to homeowners reminding them about speed and stop signs.
- Since our roads are private, the police won't patrol – could turn roads over to the county.
- If we see someone speeding or going through a stop sign, the homeowner could talk to that person.
- Try one or two speed bumps – add more if still not controlling speed.
- Call FedEx, etc., and complain about speeding company drivers.
- Complaints about drivers blocking roads at bus stops with lights on (need to be parking lights).
- Reflection – difficult to see signs at night – possibly put reflectors up

Concerns and suggestions that were brought up at the Annual Meeting about maintenance:

- Bump signs still need to be put up on Fantasia Road.
- Crevices on McDonald Drive.
- Road repair, with Section 3 being the worst – possibly sealing the cracks.
- Snow plowing – Rebecca spoke about adding stipulations for the contractor to be more aware of snow placement when plowing the cul-de-sacs and using more gravel and sand.

Entertainment Committee

Ann Marie reported that the hot chocolate provided during the Halloween event was a success and plans to do it again next year.

Ann Marie reported that the Board has decided that the neighborhood will have just one Yard Sale per year which will be in the Spring.

Financial Report

Homeowners present at the Annual Meeting received copies of the Profit/Loss and Balance Sheets thru October 23, 2018 for their review. Rebecca reported that we can raise dues to reflect inflation, but the Board decided to leave the assessment at \$300, with the homeowners on Arden Nollville paying \$150.

Concerns and suggestions in regard to the Financials:

- Why didn't we raise the fees? – Since dues were raised just last year, the Board thought it was too soon to raise again this year. If we raise too much, there might be more delinquencies.
- Rebecca offered the details of the Financials for anyone who wanted to look at them further.
- Suggestion made to audit the Financials.

Questions for the Good of the Community

- Deer population – deer droppings, ticks and wasting disease.
 1. Possibility of working with the City of Martinsburg to see if can bring in bow hunters.
 2. Safe places are a problem.
 3. Talk to homeowners around our properties to see if they can hunt.

- Suggestion to put up a sign before the Annual Meeting at the front entrances (or the four-way stop at McDonald Dr. and Gala Rd. and the McDonald Dr. entrance) reminding homeowners of the upcoming meeting.

Plans for the Future

Assessment Proposal

The Board needs to work on a proposal stating why we need to raise homeowner assessments with projections over several years.

Rules & Regulations, Compliance Enforcement Policy, ARC Procedural Guidelines

The Board has gone through the Covenants, then discussed and wrote up what the Board felt should be in the Rules & Regulations, Compliance Enforcement Policy and ARC Procedural Guidelines. Pat Wilburn will be going door to door to pass out these three sets, and Greg Sanchez will be able to go with Pat on Sundays. By talking to the homeowners, the Board members can make these policies clear to everyone.

To Be Discussed at Next Board Meeting

- 1) deer; 2) reflection; 3) speed bumps; 4) FedEx and newspaper drivers

Adjournment

The annual meeting was adjourned at 6:30 pm.

