

11/04/2017

Tablers Estates Homeowner's Association, Inc.

P.O. Box 1164, Inwood, WV 25428

Annual Meeting Minutes

Saturday, November 04, 2017, 3:00pm

Butler Farms Community Center

Sign-In Sheet Attendees

Dave Mohile, Lot 131; Gary and Kathy Gess, Lot 137; Robert and Barbara Michaels, Lots 116 and 100; Paul Minch, Lot 117; Tom and Susan Talbot, Lot 133; Patricia Wilburn, Lot 018; Juanita Flannery, Lot 016; Mike Glascock, Lot 124; Helen and George Lorenz, Lot 026; Rebecca and Brian Butcher, Lot 141; Ward and Renee Reynolds, Lot 108; Anne Marie Gawarkiewicz, Lot 007

Concerns Sheet

Attendees filled out concerns sheet during meeting. Ward Reynolds collected concerns, and concerns were discussed at the end of the meeting.

Collect Ballots: Choose Election Committee – Tally Votes

Ballots were collected. Anne Marie Gawarkiewicz and Helen Lorenz counted the votes.

Announce Election Results

By unanimous vote, Ward Reynolds was voted in as a Board Member of the HOA for three years.

Welcome and Introductions

President – Rebecca Butcher

Board Members – Ward Reynolds, Mike Robinson, Anne Marie Gawarkiewicz

Treasurer – Jamie Davis

Secretary – Susan Talbot

Architectural Review Committee – Terry Potter, Thomas Steele

Neighborhood introductions

Year in Review

Safety and Maintenance Committee – Roads, Lights, Signs

- Sections of the roads were paved in October 2016.
- Ward Reynolds has been working on the light project – two ditches have been dug, one more to go. The utility company will then be called – Ward does not know how long it will take for the electric company to come out to install the lights.
- Speed limit/autism signs have been installed, except for a sign at the front of the subdivision.
- Tree trimming was completed in the spring and fall for the subdivision.

Entertainment Committee – Block Party, Community Yard Sale

- First block party for the community held in the McDonald cul-de-sac during May 2017.
- Two community yard sales were held – April and September 2017.
- Individual signs were not purchased from HOA funds because individuals were profiting from the yard sales. Rebecca Butcher made the signs for the community yard sales.

Newsletter

If possible, Rebecca Butcher would like a newsletter go out every season to the community.

Financial Report

- Rebecca Butcher noted that we did not use a lot of funds for snow removal last winter, and funds were collected from several liens being settled.
- Dave Mohile brought up that he felt liens should be placed on anyone owing \$600 or more in overdue fees.
- Lot 099 – bankruptcy hasn't taken place and our attorney should be consulted to see what the next step should be.
- One homeowner commented that a good job was done on the roads.
- Assessments must stay at \$300, but Rebecca Butcher did mention that inflation can be added as a creative way to save money.
- The community uses volunteers as much as possible to save money.
- According to our attorney, interest might be the better way as it is easier to file in court – maybe 10%.

Questions for the Good of the Community

Vice President

- A request was made for a Vice President to fill the open position. (Pat Wilburn volunteered for the job)

Fireworks

- The community needs to follow the Berkeley County Ordinance. The ordinance took place after July 4 of 2017.
- Rebecca will post the ordinance next year before the 4th of July and ask that homeowners adhere to the ordinance.

Deer Overload

- It was suggested that someone should come into the community to hunt the deer. We would need the community to be on board with this plan with 67% of the homeowners voting – probably need to go door-to-door.

Cameras

- This issue is not going anywhere at this time because of the lack of votes. Someone would need to go around the neighborhood and get the needed signatures.

Homeowner Heard That Sex Offender Lived in the Community

- Rebecca Butcher does not know of any sex offender in the community.

- The sex offender would need to be registered – possibly a minor?
- Ward Reynolds will try to find out the answer.

Security

- Homeowner concerned that people were coming into our community from 81. It was mentioned that the terrain was very bad to walk on from 81 into the community.
- Two “No Solicitation” signs will be put up, one at each entrance to the community.

Speed Limit

- Speed limit signs are posted at 15 mph, but it cannot be enforced as a community.
- Speed bumps were mentioned as a solution. This idea has been brought up at a Safety Committee Meeting. Items to consider are the cost, where to place the speed bumps, signs needed, and volunteers needed. Rebecca Butcher will ask our attorney if signs are needed for speed bumps.
- Continue to communicate with law enforcement within our community.

Plans for the Future

- Hoping more volunteers will help with the HOA in the future
- Looking at getting a management company to handle the HOA

Meeting adjourned at 4:30 pm