

Annual Tabler Estates Community Board Meeting

June 15, 2013

Board members in attendance:

Dan Duylea- Board Member

Mike Miller- Board Member (resigning)

Pete Brewster- President

Jamie Davis- Treasurer

Kim Nassif- Secretary

Approximately fourteen members of the community attended.

Minutes

- The meeting started at 1:35 pm with introductions.
- The ballots were counted by Mike Miller and a home owner, Shaun Becker received the most votes and will be the new board member replacing Mike Miller.
- Jamie gave the treasurers report noting that there is just over \$200,000 in seven Certificate of Deposits that he considers to be secure. He also discussed that the HOA account seems large, however, when it becomes necessary in the future to repave the roads, the Association will need close to one million dollars for that project. Jamie also noted that we will be mailing the annual HOA invoices out on July 1st,
- Kim Nassif discussed the current effort to update the HOA directory. She will be going door-to-door to verify home owner names and collecting emails. Home owners providing an email address will be able to receive HOA correspondence

via email. She will also be posting a directory on our website for those interested in participating.

Open Discussion

Suggestions (S) or Questions (Q) brought forward by home owners and Replies (R) by Board members:

S- Can spreading cinders be added to the road plowing contract to address icy curves.

R- The use of cinders would generate an additional clean-up cost for the HOA. If there are any roads that a home owner feels is not being properly plowed they should contact a board member.

Q- There are many unpaved driveways that not only look bad but are a nuisance when it rains and gravel washes into the road, chipping other peoples cars when they drive on it. Shouldn't all driveways need to be paved in accordance with covenants?

R- We can put in a letter, and any time anyone can send a formal letter of complaint.

Q- People with vacant lots are not mowing them. This issue was also raised at last year's HOA meeting.

R- We will address this issue again in the letter being mailed out. A possible solution was to mow the lots and bill the owners.

Q- What can be done about people mowing and leaving grass clippings in road.

R- We will address this issue in the letter being mailed out. A

Q- Can we put liens on properties owing money to the HOA?

R- Yes, and we have done that on properties owing over \$600.

Q- The is machinery in the field near Route 81, what is going on there?

R- That is Phil's land and he is planting on it.

Q- Looks like a road coming in from old McDonald?

R- That is private property not connected to our subdivision.

Q- Can something be done about branches causing obstruction at Palace Ct. and also at the corner of Granny Apple and Fantasia?

R- Yes, this was brought up before.

Q- Lot next door is not mowed, can something be done? Another person said he's been mowing neighbor's lot for 7 years. Another person asked if someone could be hired to mow and bill the owners?

R- We will look into that.

Q- Street sign on corner of Fantasia and Remey needs to be replaced. Also the light is leaning, can it be fixed?

R- We will fix sign and call power company about the light.

Q- Where can fencing be?

R- No fencing is allowed in the front of a house according to covenants. Pete told everyone if you are going to spend a large sum of money and are not sure if the project meets HOA covenants then please submit your plans in writing to the committee. Pete also reassuring residents that committee has already spoken to an attorney about some things that are out of character for our neighborhood and we are addressing them.

Q- There are some new chain link fences in neighborhood, are they allowed?

R- The new one that just went in was submitted and approved by the committee.

Q- There are a couple of trees down on Granny Apple that the owner just leaves and mows around allowing grass to grow up through them, can something be done?

R- We will address it.

Q- Can more street lights be added, there are still long stretches of darkness?

R- We will include a request for inputs on street lights in our letter and pursue it if more people are interested.

S- Light at corner of Fantasia and Cahill needs to be stabilized, and the color of the light bulb does not match the color of the others.

R- We can let Power Company know, they will fix the light. We do not know if they will do anything about the color of the light bulb.

Q- I heard a rumor about 200 townhouses going in?

R- There is just a preliminary sketch in. Anything can go in there in the future but has to be voted on by subdivision. This is all public record.

Q- It was brought up last year that a map with names with lot numbers would be helpful for knowing our neighbors, what is the status of this?

R- We are working on that now. We have a map with Lot numbers except for Section III which is not complete. Also, the information may be obtained by going online to the county tax map or checking the flood map record.

S- Would be nice if everyone had matching mailboxes, different colors and no uniformity detract from the neighborhood.

R- That is kind of late on that one, but we can ask if people are interested in mailing.

Q- Can the County place a "Hidden Entrance" road sign on the North bound side of Arden-Noville Rd. just before the McDonald Rd. entrance?

R- No response was recorded.

Pete asked if there were other activities people are interested in besides the Fall Party at McDonald's?

R- Community pool- response from Pete was we will include in mailing to see if there is an interest.

Q- Matching mailboxes and community pool would be nice but what will the HOA fees be then?

R- Money in the treasury belongs to the HOA and it is the homeowners decision as to what it will be used for.

R- After the meeting someone suggested having a community garage sale. There were a couple additional people interested in a community garage sale, Kim's will try and plan one for the Spring.

Q- There are road problems where Mike lives where the coverts are causing the roads to sink. Can we fix these?

Q- There is a bad hole on the corner of Gala and Arden-Noville Rd. The town was called by a Home owner and they were told it was the HOA's responsibility to fix the hole?

R-We will take care of that, it's a big problem. We have also discussed making the radius of the some corners bigger.

Pete said that everything discussed today will be in the mailing along with the invoices going out July 1st. A reminder was made to everyone that there are discounts for paying HOA invoice by 1 August. We will also have the Fall Party around Halloween. He then closed the meeting by thanking everyone for coming.