

Tablers Estates Homeowners Association, Inc.
P.O. Box 1164
Inwood, WV 25428

Annual Meeting Minutes
Saturday, June 18th, 2016
1:20 – 3:30pm
Butler Farms Community Center

Attendees: Pete Brewster – President, Rebecca Butcher – Vice President
14 Homeowners

Welcoming & Introductions:

Pete asked homeowners to state their names, where they lived, and concerns.

Neighbors had the following questions or concerns:

Some neighbors mentioned that are worried about the safety of houses in the neighborhood and wondered about a neighborhood watch, more lights, cameras, and a no solicitation sign.

Is it possible to get a playground or clubhouse or pool?

A neighbor mentioned the new fireworks laws and was worried about the safety of the houses in the neighborhood if homeowners started setting off fireworks.

A neighbor on Cahill presented a concern about the condition of the roads on Cahill.

Neighbors wanted to know if it would be possible to change the date of the annual meeting to the late fall so that more people would be able to attend?

A neighbor addressed concern for clearer rules in regards to the upkeep of properties.

A neighbor had a concern about the upkeep of 256 Granny Apple.

Response: Adding a no solicitation sign, road repairs, fireworks regulations, change the annual meeting date, and flight patterns will be on the June board meetings agenda. The costs of buying a lot to add additional common space is not financially feasible at this time because of the cost of maintaining the roads but can be looked at again if section 4 is built. Rules and regulations will be put on the September board meeting. The homeowner of 256 Granny apple will be contacted and a resolution will be worked out to resolve the issues.

Counting of the Ballots:

Ballots were counted.

Financial Report:

Each homeowner present received a copy of the financial report created by the treasurer, Jamie Davis. Please refer to the balance sheet and Profit & Loss statement for specifics. A request of the number of lots total and the number of lots that has been built on.

Response: 146 lots. 127 lots have been built on.

President's Report

The architectural review committee does a drive-around once a quarter. The board then looks at the committees report and then letters go out to homeowners that are in non-compliance.

One bid was collected for road repairs of the colverts on fantasia road, a stretch of cahill road and possibly gravel on the corners. More bids will be collected before making a decision. A request was made to add the seam between section 1 & 2 on McDonald.

Action:

Board member, Shaun Becker, will request more bids. He will add the seam between sections 1 and 2 to the bid request. The bids will be brought to the board. The board will choose the best contractor with the more reasonable costs. The homeowners will be informed of the boards decision.

Open Discussion:

The McDonald homeowners want to know the possibility of a sign on Arden Noville by the McDonald entrance.

Action: It will be added to the June Board meeting

Naming of the New Board Member

Shaun Becker received the most votes and was named the board member serving 2016 – 2018.