

# TABB LAKES HOME OWNERS ASSOCIATION MEETING MINUTES

(prepared by B. Short)

DATE: January 16, 2000

TIME: 7:00pm

LOCATION: B. Short's residence

BOARD MEMBERS PRESENT: C. Rossi, B. Short, D. Harris, B. Reams

COMMITTEE CHAIRS PRESENT: S. Anderson (Neighborhood Watch), L. Eppard (Ground Maintenance), R. Callam (Newsletter)

OTHERS PRESENT: n/a

PREVIOUS MEETING MINUTES: Minutes from December 5, 1999 were accepted.

## UNFINISHED BUSINESS:

B. Short: Supply a Bylaws Amendment sheet to add to our Bylaws file and to add to the master Disclosure Packet. Amendment sheet given to C. Rossi, who will sign (as President), obtain J. Highfill's signature (as Secretary), and ensure copies are distributed to all homeowners and included in future Disclosure Packets.

F. Grim: Approach the County about having them pay the electric bill for our streetlights. F. Grim is still working the issue.

L. Eppard - bench replacement in spring. Will look in the spring when benches become available at local home improvement stores. Plans to secure in place so vandals cannot easily remove

R. Callam - establish "Covenant(s) of the Month" column for future issues. Will do ("Bylaws of the Month" column will also continue to run)

## COMMITTEE REPORTS:

ARC (A. Murphy): Working ARC issues as they come along. Homeowners can drop off architectural review applications at her house, or can contact Todd Rippy (see Web site) if she is unavailable.

COVENANT COMMITTEE (B. Reams): Next Committee meeting will be at Betty's house on January 24, 7:00 P.M. Goal is to pick up where the first meeting ended, and select a new Chairperson, as Bruce Cucuel will be moving on. Also presented a generic process for enforcement of covenants/rules from a Community Associations Institute (CAI) publication.

GROUND MAINTENANCE (L. Eppard): Will check with Scott (Scott's Lawn Service) to determine cost of contract for upcoming year (February 1, 2000 - January 31, 2001). Also will investigate possibility of erecting entrance signs at the two Coventry Blvd. entrances.

LAKE MAINTENANCE (F. Grim.): No real maintenance of the lakes taking place during the winter months. Lake Committee (R. Callam) did remove debris at the end of Lake 1 that was clogging the outflow pipe and raising the lake level.

NEIGHBORHOOD WATCH (S. Anderson): Schedule has been revised and things running smoothly. Reported that there has been some vandalism in the neighborhood (garbage strewn on yards) and if we see an

increase in the vandalism we may have to increase patrols or request extra surveillance from the Sheriff. Will check with Sheriff's office to see about obtaining three new Neighborhood Watch signs for all present and new entrances to Tabb Lakes. Will also pursue (through Sheriff's office) names of Neighborhood Watch chairpersons in nearby developments (Coventry, Woodlakes, Meadowlake Farms, Running Man, Kiln Creek, etc) so we can share information on crime in the southern end of York County.

NEWSLETTER (R. Callam): Next newsletter should be coming out mid-February.....get those articles in. Covenant and bylaws articles will continue.

TRAFFIC & SAFETY: Dave Otto has been requested to talk to VDOT about requirements and process to obtain stop signs for potentially hazardous intersections in Tabb Lakes (e.g. Jonathan Junction and Tabb Lakes Drive).

WELCOME (M. Linhart): M. Linhart will be the chairperson. Three members on the Welcome Committee will share the workload. There have been two Welcome packets distributed to date, 113 Gardenville Drive and 108 Gardenville Drive.

#### BOARD MEMBERS REPORTS:

PRESIDENT (C. Rossi): Distributed the Gift Coupon Books to the two winners in our December Holiday Decorating Contest. The latest issues of CAI magazine will be circulated through the Board before it is placed in the library .

Action items:

- Give "Library of Publications" to B. Short to maintain and made available for other Board members use.
- Meet with Mr. Beardsley from Collins Engineering to determine scope and extent of the problems with our lakes. Questions that require answering: 1.) What water is coming into our lakes from adjacent neighborhoods and businesses? 2.) What are the biggest problems? 3.) What can we do as a homeowners association? 4.) Where do we go from here? 5.) What is VDOT's responsibility for cleaning out the culverts between the lakes (VDOT contact: Quentin Elliot)?
- Provide updated phone number listing to Neighborhood Watch.
- Post signs to remind residents of Jan. 31 assessment due date and upcoming open Board meeting.

VICE PRESIDENT (B. Short): Called G. Moxley to see if he intends to do the Bicycle Rodeo this summer (has not received a response yet), if not, then we need to advertise in the next newsletter to find a volunteer.

TREASURER (D. Harris): Reported that we are 43 percent complete in collecting our annual assessments.

SECRETARY (J. Highfill): Absent.

MEMBER-AT-LARGE (B. Reams): (See COVENANT COMMITTEE report above).

NEW BUSINESS: There will be County meeting of Homeowners Associations on February 17, 7:00 P.M. A representative from Tabb Lakes is still needed.

The February Board meeting will be an open meeting at the Tabb Library. Date **TBA**

The meeting adjourned at 8:30 P.M.