

TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING

7:00 P.M. December 10, 2000

A meeting of the Tabb Lakes Home Association (TLHA) was held on Sunday, December 10, 2000 at the home of Darrell Harris, 106 Jonathan Junction. The meeting was called to order by Marci Hill at 7:21 P.M. with the following members present: Marci Hill, Vice President; Darrell Harris, Treasurer; and Clint Flanagan, Secretary. Charles Rossi, President arrived at meeting later. Tony Soares, Member-at-Large was absent.

A motion was made by D. Harris to approve the minutes from the November 19, 2000 board meeting and M. Hill seconded the motion. The minutes were approved unanimously.

UNFINISHED BUSINESS

County Street Lights Program – F. Grimm was absent at the meeting so no information on this item was available. Action item will be continued to next month's meeting.

Master Database Listing – C. Rossi distributed copies of the master database to B. Short and A. Murphy.

Neighborhood Watch Signs – The signs are and waiting to be installed. C. Rossi will get the signs and work with B. Short to install them.

Hundley Street Entrance Sprinkler – L. Eppard was not at the meeting tonight. C. Rossi was not able to reach the property deeds. Action item will be continued to next month's meeting.

Virginia Lake Management, Inc Contract – F. Grimm was absent so a recommendation to accept or reject the contract was not received by the board. A telephone vote will probably be conducted later this month on this item.

Legal Research – C. Rossi did contact Ms Vicki Beard, our association lawyer, and had her initiate legal research on the Buddy Spencer/Lake 2 common area situation. She should report her findings to him within the next week.

COMMITTEES

Activities: The Activities committee will judge the yard decoration contest approximately one week before Christmas. C. Rossi will post signs to this effect at the entrance ways.

Covenant: The report from VDOT ditch inspection has been received. The report itself is less than satisfactory. The inspection did not address our concerns with the subdivision's ditches. Instead it cited minor violations such as brick enclosed mailboxes, yard reflectors, flower beds around mailboxes, etc. E. Sharadin plans to ask the ARC committee to review the report and then jointly issue complaints to John Mazur about the inspection.

E. Sharadin emailed a draft "Ditch Modification Guide" to all board members. He is requesting comments ASAP so the final draft can be run through VDOT and published in January, 2001.

C. Rossi has signed and mailed the letter to Dish Network about the dish installation that is in violation of our covenants. Hopefully, at a minimum, Dish Network will tell us the name of their local installer and we can work with that individual on a solution.

Ground Maintenance: Some Christmas decorations are installed but not all. B. Short will check on the other decoration and get them put up.

Discussion ensued on lake drainage from the surrounding businesses and subdivisions. The general impression from Ms Beard is that the association doesn't have any real legal recourse for pressing York County to assist us. The county's contention is that all the future construction was taken into account in the original planning. It was put forth that we need to start a dialog with the county because we are providing storm management with their assistance for the surrounding area, such as the businesses on Route 17. At some point in the near future, due to population growth, the county will have to implement a Stormwater Management plan and begin charging annual fees. We need to be ready to request those proceeds come to our association to help pay for the cost of the services provided by our lakes. Many pros and cons were voice by attendees. C. Rossi will confer with Ms Beard concerning any legal recourse we may have in dealing with the county.

ARC, Lake Maintenance, Neighborhood Watch, Newsletter, Traffic & Safety, and Welcome: No report.

BOARD MEMBERS' REPORTS

C. Rossi (Pres):

- Charles gave a short briefing on the preliminary lake project report from Williamsburg Environmental Group (WEG). An email synopsis of the briefing is attached to the minutes.
- Charles will ask T. Soares to make sure that the names of people volunteering for committees on their assessment form are passed on to the appropriate committee chair.

COMMITTEES

D. Harris (Treas):

- Presented the financial accounting statements for November, 2000. A copy of the report is attached.
- The interest shown is the 6 months interest for the certificates of deposit.
- All expenditures shown for this month are normal cost of doing business.

NEW BUSINESS

No new business was introduced at this meeting.

MISCELLANEOUS

E. Sharadin asked if the additional regulations that became effective in September, 2000 had been placed in our association disclosure packets. C. Rossi confirmed that they are in the disclosure packets.

SUMMARY OF NEW OR CONTINUING ACTION ITEMS

- F. Grimm – Follow-up on waiver for County Street Lights Program
- B. Short/C. Rossi – Install Neighborhood Watch Signs
- L. Eppard – Hundley Street entrance sprinkler system
- C. Rossi – Property deeds in connection with possible Hundley street sprinkler
- C. Rossi – Post Yard Decoration Contest signs
- E. Sharadin – Coordinate with ARC and raise concerns with John Mazur concerning VDOT Ditch Inspection
- Board Members – Review and comment on draft Ditch Modification Policy to E. Sharadin
- B. Short – Ensure Christmas decoration are up

A motion to adjourn was made by D. Harris and seconded by C. Flanagan. The vote was unanimous in favor of adjournment.

Meeting adjourned at 8:40 P.M.

The next meeting is tentatively scheduled for Sunday, January 21, at Marci Hill's home.

Clint Flanagan, (Pres)

Minutes recorded by Clint Flanagan