

Charles

TABB LAKES HOME OWNERS ASSOCIATION MEETING MINUTES

(Prepared by C. Rossi/ B. Reams)

DATE: April 9, 2000

TIME: 7:00pm

LOCATION: B. Reams' residence

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

COMMITTEE CHAIRS PRESENT: S. Anderson (Neighborhood Watch), D. Otto (Traffic & Safety)

OTHERS PRESENT: Everett Skipper (Edgewood HOA)

PREVIOUS MEETING MINUTES: Minutes from March meeting were accepted.

UNFINISHED BUSINESS:

F. Grim: (approach the County about having them pay the electric bill for our streetlights.) Still working the issue.

L. Eppard: (bench replacement): Benches are now available and he will select one in the \$70-\$100 range.

COMMITTEE REPORTS:

ACTIVITIES : Advertisements for the Neighborhood Garage Sale will appear in local newspapers May 12 & 13.

ARC: moratorium on ditch modifications will continue

COVENANT: V. Beard has approved our Covenant Enforcement Procedure and a Letter of Introduction has been provided for Covenant Committee members. The Committee is free to proceed with their plan.

GROUNDS: none

LAKES: none

NEIGHBORHOOD WATCH:

Five additional N.W. signs will be purchased. Board unanimously approved expenditure of \$150.

Several incidents of vandalism have been reported lately.

NEWSLETTER: will be mailed this week. Will include announcements for May meeting and Garage Sale.

TRAFFIC & SAFETY: Will check to see if any more STOP signs are needed. Will ask VDOT if the streets can be scheduled for re-sealing. VDOT will be repairing roadside ruts using a tamped-down gravel mixture.

WELCOME : none

BOARD MEMBERS REPORTS:

C. ROSSI:

Reported on the 4/5/00 on-site meeting with Frank Grim and Brian Woodward (County Chief of Utilities) regarding our lake & drainage system. Mr. Woodward committed to correcting the Rt. 17 drainage affecting Bridgewood Drive properties by June 1. The county will also lower the spillway elevation, enlarge the lake overflow pipe, and clear out a drainage line running from Bridgewood to Lake 2. This last item will require that the water level in Lake 2 be dropped temporarily. **C. Rossi to get completion date commitments from the county and prepare a meeting summary for HOA records and for the upcoming Homeowners meeting.**

The issue of non-Tabb Lakes water flowing into our system, and no funding from the County for lake maintenance still must be addressed. **C. Rossi to bring this up at Supervisors' meetings.**

Residents have reported seeing mini-bikes being ridden on the lake path. The Board has the authority

to regulate the use of the Common Areas and is in agreement that motor vehicles are not allowed because of the nuisance factor and liability issues. **C. Rossi to inform the appropriate homeowner(s) that they must not allow access to the path through their property. If the problem continues, a physical barrier may be erected at one or both ends of the path, and the homeowners involved will be subject to the standard enforcement and penalty procedures.**

B. SHORT : Bike Rodeo may be skipped this year due to a lack of volunteers.

D. HARRIS: reported 5 homeowners are in arrears on their annual dues. **C. Rossi to initiate next level of debt collection proceeding, based on legal guidelines from CAI and our attorney.**

B. REAMS: Agreed to serve as Secretary.

MISCELLANEOUS:

The Central Virginia Chapter of CAI will hold a 2-hour Covenant Enforcement seminar on the evening of May 18, at Glen Allen. Information no. is (804) 675-2177. **B. Reams to recommend to E. Sharadin and T. Johnson that they attend.**

Spring Homeowners meeting will be scheduled for Tuesday, May 16 at Tabb High School. Topics on the agenda include "Boats & RV's", "Lakes & Drainage", "Covenants & Rules and their Enforcement", "Motor Vehicles on Common Property", "Crime & Vandalism", "Nominating Committee".

D. Harris to prepare Budget Status overhead slide.

C. Rossi to prepare signs.

B. Reams to co-ordinate with Covenant Committee to prepare a short presentation.

Next Board Meeting scheduled for Sunday, June 4, 7:00 p.m., at D. Harris' residence.

The meeting adjourned at 8:30P.M.