

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS' MEETING MINUTES  
121 GARDENVILLE DRIVE (HOME OF MARCI HILL)**

**JULY 12, 2000 7:00 P.M.**

The meeting was called to order at 7:00 p.m. with the following Board members present: Charles Rossi, Bob Short, Marci Hill, and Betty Reams. Also present: Ellis Sharadin, Covenant Committee Chair, and Cliff Flanagan, Nominating Committee. Board member absent: Darrell Harris.

**Minutes were approved** for the June 4, 2000 meeting.

**UNFINISHED BUSINESS**

**Rossi** reported that the County has a program which transfers responsibility for street light electric bills to the County after the Association has paid the electric bills for five years. Frank Grim is investigating.

**Short** will contact Anderson, Neighborhood Watch, and Otto, Traffic and Safety, to get an update on the Neighborhood Watch and for contact to be made to have a STOP sign placed at the Wilco Station and a center strip to be painted on the section of street entering Tabb Lakes (Hundley) from Route 17 to Bridgewood.

**Sharadin** provided an update on the Covenant Committee which included development of procedures for a working agreement between the ARC and Covenant Committees. These procedures specify tasks of each committee without overlap and duplication. Sharadin met with a representative from VDOT and reported that a working relationship has been agreed to which would provide information and inspections to homeowners wishing to make ditch modifications. Letters will be sent to all homeowners regarding these procedures so that all modifications will meet legal specifications and avoid the need for redoing the work. This letter will also inform residents of an upcoming VDOT inspection of all ditch modifications. Sharadin will prepare the letter. To date, the home visits by committee members where covenant violations were reported have been very successful with residents willing to come into compliance.

**Flanagan** reported that there is still a need for one other homeowner to serve on the Nominating Committee.

**BOARD MEMBERS' REPORTS**

**Rossi** reported that the Covenant Committee, in cooperation with ARC, is handling the ditch modifications issue and working closely with VDOT (see above). Rossi further reported that he has received an estimate from Collins Engineers, Inc. regarding lake maintenance consulting fees. It has been deemed necessary to pursue the hiring of a consultant(s) to assure that lake maintenance is adequate and any work done will be of the highest quality. The Association has a legal responsibility to maintain the lakes and make a yearly report to the County. (See budget discussion below.) It was agreed that Rossi will get a quote from another firm and explore most feasible manner to obtain funds for maintaining lakes as required. It was agreed to postpone the expenditure for the lake consulting pending outcome of another estimate and input from the Treasurer as to the current status of the budget. Copies of newspaper articles from other jurisdictions regarding their assumption of lake maintenance responsibilities will be provided by Sharadin/Murphy for Rossi to send to Board of Supervisors in the County.

**Harris** will provide figures to Board for decision on fee assessment per property for 2001.

**Rossi** reported that all assessment fees for 2000 have been paid. The only outstanding funds due the Association are from one homeowner who must pay for legal action taken prior to payment. A lien will be place against the property until this amount is settled. Rossi will notify the homeowner that her voting privileges are suspended until the account is settled.

**Rossi** reported that the Association has not received the overall inspection done on drainage throughout the neighborhood. The County did the inspection in May. He will pursue.

**Jim Magnotta** is one of two representatives from our voting district serving on a County Drainage Committee. He should be notified of any long-term drainage problems.

**The Treasurer's** report was distributed and accepted by members of the Board.



## NEW BUSINESS

The question was asked regarding insurance coverage for Committee Members. **Rossi** will research and provide clarification.

A discussion on the need for funds to provide lake maintenance as reported above ensued. The Board can obtain needed funds through a Special Assessment without member approval, should it become necessary. An increase in the yearly assessment must have member approval, but will allow a steady increase to be placed in a contingency fund should it become necessary to dredge the lakes at a future date. Without funds available, when an emergency does arise, the current homeowners will have to provide the total funds needed through a Special Assessment.

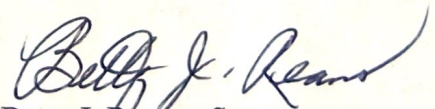
The dates for the Annual Meeting were agreed as follows: Tuesday, October 10 with follow-up dates October 17 and October 24, should additional dates be needed to adequately meet the timetable required for certain business issues.

**The following rules were recommended by the Covenant and ARC Committees and adopted by the Board pending review by an attorney: (Rossi will consult attorney.)**

1. An inoperative vehicle can remain in the driveway of a home for no more than three (3) months.
2. Any boats brought into the neighborhood must be parked on a ramp constructed along the side of the house. The ramp must be the same construction material as the driveway to preserve architectural aesthetics. Boat trailers may not extend beyond the front plane of the garage. Current residents will have their present boats grandfathered, but a new boat will need to meet the requirements. All boats currently parked in driveways must be registered with the Association in order to qualify for the grandfather clause.
3. Any sunroom-style additions must be approved by the ARC committee and be of the same architectural look and feel as the home with the same siding and roof materials as well as ensuring proper foundation support rather than just adding siding on existing decks/porches. A County permit must be obtained and attached to the form submitted to the ARC Committee.
4. Fencing material must be wood, wood look- alike synthetic material, or brick and must have prior ARC approval. It must preserve a uniform look and feel of the home/neighborhood with height restricted to County guidelines (4' front, 6' sides, 8' in back). Chain-link or wire fences are not allowed.
5. *code already* Recreational Vehicles (RVs), camping trailers or commercial vehicles must not exceed 20 feet in length. It must be parked along the side of the house on a suitably prepared ramp/driveway extension that does not allow it to extend beyond the front plane of the garage. Ramp construction must be the same as required for boat parking. Existing vehicles are grandfathered, but any replacements must meet the requirements.
6. Woodpiles must be neatly stacked and maintained with no overgrowth which would promote termite and rodent infestation.
7. Mulch piles must be neatly maintained and used within thirty (30) days.

The next meeting will be held on **Wednesday, August 9, 2000, 7:00 p.m. at Bob Short's home, 200 Tiger Run.**

The meeting adjourned at 9:10 p.m.



Minutes recorded by: Betty J. Reams, Secretary