

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
7:00 P.M. August 20, 2001**

A meeting of the Tabb Lakes Home Association (TLHA) was held on Monday, August 20th, 2001 at the home of C. Rossi, 116 Richard Run. The meeting was called to order by Charles Rossi at 7:09 p.m. with the following members present: Charles Rossi, President; Tony Soares, Vice-President; Darrell Harris, Treasurer; and Clint Flanagan, Secretary. Also attending were Committee Chairs, Frank Grimm and Randy Callam. Minutes for the July 2001 Board of Directors meeting were presented and reviewed by the Board. A motion was made by D. Harris to accept the minutes as written. C. Flanagan seconded the motion. The Board voted in favor of accepting the July minutes as written.

COMMITTEES

- **Activities** – Nothing to report.
- **Architectural Review Committee** – Nothing to report.
- **Covenant** – Nothing to report.
- **Ground Maintenance** – A discussion was held on proposed catch basin cleaning. The Board decided that at the present time there was not a need to clean the catch basins.
- **Lake Maintenance:**
 - The SONAR treatments are being very effective and lake weeds are dying. F. Grimm recommended that the water level in Lake 2 be raised 6-12 inches to improve appearance.
 - The pump on Lake 1 was repaired but has again quit working. Frank will call VLM to find out what's wrong and try to get them to fix it as soon as possible.
- **Neighbor Watch** – This committee is currently inactive. There will be an article on Neighbor Watch in the upcoming newsletter to try and increase participation.
- **Newsletter** – A newsletter will be sent to homeowners this week.
- **Traffic and Safety** – Nothing to report.
- **Welcome** – Nothing to report.

BOARD MEMBERS' REPORTS

President

- In regards to the County Streetlight Program, the Board has found that one problem with our lights is that they are not considered "street" lights by the county. In their opinion we have what are known as "home security or privacy" lights and these aren't acceptable to the county. Charles will contact the county and request a formal refusal in writing.
- Charles asked Williamsburg Environmental Group (WEG) if they would be willing to serve as a material witness in our discussion with the county concerning the lake dredging situation. WEG also apparently does some work for York County and they expressed a concern that this might constitute a conflict of interest. They will research the issue and get back with us.

Vice-President: Tony Soares reported that there is a convicted sex offender living in our neighborhood. He asked if the Board had any official obligation to alert association homeowner's to this fact. After much discussion the Board realized that we really didn't know our obligation is in this area. Charles Rossi volunteered to check with the Community Association Institution and see if they had any guidance in this situation.

Treasurer

- Darrell needs a copy of the 2000 Annual Meeting minutes in order to prepare for this year's upcoming meeting.

- The Treasurer's Report through August 20, 2001 (Atch 1) was presented to the Board for review.

NEW BUSINESS

- In regards to Frank Grimm's recommendation on raising the water level in Lake 2, it was noted that the Board is allowed to do this by the Association's covenants. Darrell Harris made a motion to raise Lake 2's water level 6 inches and Clint Flanagan seconded the motion. The board voted unanimously in favor of the motion. Charles will again present the dredging problem at the next County Board of Supervisor's meeting
- The Board also discussed the need for future dredging of the lakes. The need to dredge Lake 2 is becoming more urgent. The Board decided to proposed a straight annual assessment increase of \$25.00 for the coming year. Since this amount exceeds the Board's 3% authority to impose on homeowner's, it will be brought before the general membership for a vote at the annual meeting.
- The Board discussed the possibility of changing assessment collection from an annual basis to a semi-annual basis. It was mentioned that splitting the assessment in half and collecting twice a year would lessen the burden on homeowners. However, after discussion, the Board decided not to change the assess collection process.

ACTION ITEMS

- Clint Flanagan will provide a copy of last year's annual meeting minutes to Darrel Harris.
- Charles Rossi will present our lake dredging concerns at the next Board of Supervisors Meeting.
- Charles Rossi will contact the county and request a formal refusal in writing.
- Charles Rossi will check with the Community Association Institute concerning the sex offender issue.
- Actions to be completed for the annual association meeting:
 - Meeting notices – Randy Callam
 - Signs – Charles Rossi
 - Door Prizes – Tony Soares
 - Assessment voting ballots – Clint Flanagan

NEXT MEETING

The next TLHA Board of Directors meeting location, date, and time: TBD.

ADJOURNMENT

A motion was made by D. Harris and seconded by C. Flanagan for adjournment. A unanimous vote was taken to adjourn. Charles Rossi adjourned the meeting at 8:30 p.m..

Minutes recorded by Clint Flanagan.