

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING**  
**7:00 P.M. October 2, 2001**

A meeting of the Tabb Lakes Home Association (TLHA) was held on Tuesday, October 2, 2001 at the home of Charles Rossi, 116 Richard Run. The meeting was called to order by Charles Rossi at 7:06 p.m. with the following members present: Charles Rossi, President; Tony Soares, Vice-President; Darrell Harris, Treasurer; and Clint Flanagan, Secretary. Minutes for the August 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 August minutes as written.

**TREASURER'S REPORT:** Darrell presented the treasurer's report (atch 1) through September 30, 2001. After a brief discussion the report was accepted as written.

**NEW BUSINESS:** This month's meeting dealt primarily with preparations for the Annual General Membership meeting held later this month.

- Annual meeting action item review
  - A projector screen is available for our use at Tabb High. CLOSED
  - Darrell will provide the computer laptop and projector. CLOSED
  - Guest speaker is set. CLOSED
  - Meeting announcement was placed in the August newsletter. CLOSED
  - Signs have been placed at Tabb Lakes entrances. CLOSED
  - Assessment ballots have been drafted and will be printed. CLOSED
- Other action items from August meeting
  - A copy of the 2000 annual meeting minutes has been given to Darrell. CLOSED
  - Charles has not been able to re-present our lake dredging concerns to the Board of Supervisor but will do so at the next available opportunity. OPEN
  - Charles completed checking with the Community Association Institute concerning the sex offender issue and communicated finding to board members via e-mail. CLOSED

**ACTION ITEMS** (all are for the Annual Meeting)

- Clint will contact Bob Short and inquire about door prize tickets and write-in officer ballots.
- Charles will construct absentee ballots and distribute them in the neighborhood with volunteer assistance.
- Charles Rossi will present our lake dredging concerns at the next Board of Supervisors Meeting.

**ADJOURNMENT**

A motion was made by Darrell Harris and seconded by Tony Soares for adjournment. A unanimous vote was taken to adjourn. Charles Rossi adjourned the meeting at 7:30 p.m..

Minutes recorded by Clint Flanagan.

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**TABB LAKES HOMES ASSOCIATION ANNUAL MEETING  
TUESDAY, OCTOBER 9, 2001 7:00 P.M.  
TABB HIGH SCHOOL AUDITORIUM**

The annual meeting for the Tabb Lakes Homes Association (TLHA) was held on Tuesday, October 9, 2001 in the Tabb High School Auditorium with approximately 64 homeowners present. President Charles Rossi called the meeting to order at 7:00 p.m. and presented the agenda for the evening.

All current Board Members were present and introduced: Charles Rossi, President; Tony Soares, Vice-President; Darrell Harris, Treasurer; and Clint Flanagan, Secretary. Committee chairpersons present were Dave Otto, Traffic and Safety; Randy Callam, Newsletter; Betty Reams, Welcome; Michele Creelman, Covenants; and Larry Epperd, Grounds Maintenance.

A brief description of duties for Board Members was provided. Charles Rossi's term expires this year and there is one vacant board position.

The **NOMINATING COMMITTEE** did not have any Homeowners interested in being elected to the Board for a two-year term. However, two homeowners accepted floor nominations. They are Bob Ingram and John Ricci. A motion was made and seconded to accept these two gentlemen and they were unanimously accepted by acclamation for two year terms on the Board of Directors.

**BRIEF SUMMARIES AND UPDATES FROM COMMITTEES**

**COVENANTS** Michelle Creelman provided a brief summary of the purpose and recent work of the committee. She urged everyone to support their efforts in resolution of covenant and regulation infractions in a kind, neighborly spirit to avoid County fines and keep the neighborhood looking good. Volunteers are strongly needed to assist this committee.

**GROUND MAINTENANCE** Larry Eppard provided a brief report of the current status of efforts to maintain common areas/entrances into Tabb Lakes. He stated that volunteers are also needed for this committee.

**NEIGHBORHOOD WATCH** This committee is currently inactive due to non-participation by homeowners. A strong plea was made for assistance in returning it to active status for the good of the neighborhood in the face of rising crime rates on the peninsula. Tony Soares volunteered to assist with this effort.

**NEWSLETTER** Randy Callam gave a brief summary of the purpose of the newsletter, number of mailings per year, and the need for articles of interest to residents. He would like more feedback and input from the neighborhood including group and youth activities.

**TRAFFIC AND SAFETY** Dave Otto reported on a recent episode involving an uncontrolled dog. He urged homeowners to ensure that their dogs are under control at all times.

**WELCOME** Betty Reams gave a brief description of committee duties. She then introduced attending committee members and presented flowers to them.

**REVIEW OF THE 2000 BUDGET AND PRESENTATION OF 2001 BUDGET AND ASSESSMENT**

Darrell Harris provided a handout and an overview of the 2001 budget to date. Additional information had also been placed in the newsletter. Budget alternatives and the need to increase the Annual Assessment per

property were presented for 2002. He explained the process for increases with the CPI factor which is allowed annually without a vote of the membership. The assessment amounts based on the current CPI (2.7%) will be \$97.50 for non-lake and \$113.00 for lake homeowners. Any increase beyond the CPI requires a membership vote. The Board is recommending an increase beyond the CPI for 2002. This increase would be a \$25.00 across the board increase for all homeowners. If approved, dues will become \$120.00 for non-lake front and \$135.00 for lake front homeowners.

A discussion of the budget proposal then followed. However, since there were only 94 homeowner's represented (61 present and 33 proxies) there were not enough homeowners present to vote on the assessment issue. The next meeting will be held on October 16, 2001, 7:00 p.m., York County Tabb Library.

The question was asked, "Who oversees the counting of assessment ballots?" The answer was that currently the board of directors performs the counting. It was suggested that a committee be formed to do independent counting of ballots. This suggestion was accepted and Jim McNaughton, Don Hensley, Dave Small, and Linda Nems volunteered to serve on this committee.

Jim McNaughton questioned concerning whether sufficient advance notice had been given to allow a follow-up to be held on October 16<sup>th</sup>. Charles Rossi explained how the Board included notices for both meetings in the same newsletter. While Mr. McNaughton did not agree with the explanation, he accepted it and the meeting went on to other matters.

**GUEST SPEAKER** Mr. Danny Carrol from the Penninsula YMCA gave a presentation on the background and status of the new Tabb YMCA. Ground breaking is imminent and phase 1 of the project will be completed in approximately 12 months. Mr. Carrol also responded to several questions from the membership.

#### **DOOR PRIZE NUMBERS WERE DRAWN AND GIFTS GIVEN.**

#### **A GENERAL COMMENT AND QUESTION AND ANSWER PERIOD FOLLOWED**

- Frank Washburne commented on the general appearance of the neighborhood and discussed appearance guidelines. He closed his comments by volunteering to serve on the Covenant Committee.
- Linda Nems raised the issue of street potholes in front of her house and other neighborhood streets. Dave Otto, Traffic and Safety, will address these concerns with York County officials.
- James Spotto commented on traffic noise, speeding, and contractor cut-throughs in the neighborhood.
- A question was raised concerning local flooding and what had been done to help keep it from happening in the future. In answer, the overflow has been enlarged and cleaned. Additionally, the spillway has been lowered. There is also planned work to be done on the ditch behind the Highway 17 strip malls.
- Michelle Crellman reminded those homeowners who had received letters from the county concerning filled-in ditches that the work is required to come into county compliance. She stated that a correct ditch filling-in "How-to" is available from both the Architecture Review and Covenants committees.
- Mike Factor asked for the amount of funds in the Lake Dredging Contingency Fund and whether the proposed assessment increase will cover dredging costs. The proposed assessment will help us begin funding for the dredging and over a 3-5 year period should grow to cover the costs. However, once the work is actually required, it may still require a one-time special assessment to cover any unfunded balance.
- Linda Nems asked the board what can homeowner's do to help the board with the dredging issue. Basically, homeowner's need to contact county management officials and our representative, Shelia Noll, and make our concerns known to them. If enough homeowner's complain, it may force the

county to take action.

- Don Hensley asked if our lake engineering report addressed the actual level of silt in the lakes and if the board had approached the county about removing the silt. The report stated that there was 9 inches of silt in Lake 2 and the Board has discussed silt removal with the county but has not received a satisfactory answer.
- Any malfunctioning street light should be reported to Dominion Virginia Power by light pole number. This number is located on the pole.

The meeting adjourned at 9:05 p.m. with the **next meeting scheduled at the York County Tabb Library on Tuesday, October 16 at 7:00 p. m.**

**Minutes recorded by Clint Flanagan**

### Addendum to 2001 Annual Meeting

A follow-on Annual Association meeting was held on October 16, 2001 at 7:00 p.m in the Grafton Library. The purpose of this meeting was to held the annual assessment vote. There were 129 ballots turned-in at the meeting and this exceeded the required 119 voters for the vote to be legitimate.

The assessment vote asked for approval to raise assessments \$25.00 for all homeowners. There were 58 votes cast in favor of the Board's recommendation and 71 votes cast not in favor of the recommendation. Therefore, the assessment recommendation did not pass.

Since the recommendation did not pass, assessments for 2002 will be based on the current CPI (2.7%) and will be \$97.50 for non-lake and \$113.00 for lake homeowners.