

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
January 6, 2002**

A meeting of the Board of Directors of the Tabb Lakes Home Association (TLHA) was held on Sunday, January 6, 2002 at the home of John Ricci, 106 Elise Place. The meeting was called to order by Darrell Harris at 7:12 p.m. with the following Board members present: Darrell Harris, President; Tony Soares, Vice-President; Clint Flanagan, Secretary; and John Ricci, Member-at-Large. Also in attendance were Charles Rossi, Treasurer; Bob Short, Webmaster; and Frank Grim, Lake Maintenance committee chairman. Minutes for the December, 2001 Board of Directors meeting were presented and reviewed by the Board. A motion was made by John Ricci to accept the minutes as written. Tony Soares seconded the motion. The Board voted in favor of accepting the minutes as written.

COMMITTEES

- **Activities** – Nothing to report.
- **Architectural Review Committee** – Nothing to report.
- **Covenant** – Nothing to report.
- **Ground Maintenance** – Nothing to report.
- **Lake Maintenance:**
 - Three copies of this year's lake maintenance agreement with Virginia Lake Management Company (VLMC) were provided for the President's signature. The 2002 contract price is \$7,486.00, the same as 2001. Water Test Results and Service Analysis reports were also provided by VLMC. Our lake maintenance program is doing well and is on track.
 - The fountain on Lake 1 has not been repaired yet, due primarily to the bad weather. That repair should be completed this month.
- **Neighbor Watch** – Nothing to report.
- **Traffic and Safety** – Nothing to report.
- **Welcome** – Nothing to report.

OLD BUSINESS

- 2002 assessment have been mailed to homeowners. (Item Closed)
- Discussion with Activities chairman on budget overspending will be done this month. (Item Open)
- Winterization of sprinkler system was discussed with Larry Epperd. (Item Closed)
- Discussion with Traffic and Safety chairman will be done this month. (Item Open)
- Construction of a committee members database is 80% completed. (Item Open)

NEW BUSINESS

- Darrell Harris has developed a Committee Liaison program. A list of liaisons and the committees they are responsible for follows:
 - John Ricci – Architectural Review, Newsletter, and Covenant committees.
 - Bob Ingram – Grounds Maintenance, Welcome, and Traffic and Safety committees.
 - Darrell Harris – Lake Maintenance and Activities committees

- Duties of the liaisons consist of contacting the committee chairman each month and reporting on their activities at the board meetings and providing any required help.
- Bob Short noted that the 2002 approved budget is required to be placed in the newsletter for homeowner review. Darrell will take care of doing this along with an article on the budget.

BOARD MEMBERS' REPORTS

President – We still have one homeowner in the arrears for 2001 assessments. Darrell proposed offering the homeowner a payment plan spread over several months. The board thought this might be a good plan.

Treasurer

- 2002 assessments have been coming in at a good pace. Charles passed all assessment notices received with comments to Darrell for his review and action.
- The December 2001 Treasurer's report was passed out to the Board for review (see attached report).

Vice-President – Tony Soares noted that traffic speeding and vandalism are still ongoing problems in the neighborhood. He is still attempting to rebuild the Neighborhood Watch Program.

ACTION ITEMS

- Darrell will contact the Activities Committee and discuss the budget overspending.
- Darrell will contact Dave Otto and discuss traffic and safety issues.
- Clint Flanagan will continue to collecting committee member names and construct a database for them.
- Darrell will ensure the 2002 budget is placed in the next newsletter and write an article on the budget.

NEXT MEETING

The next TLHA Board of Directors meeting will be held 7:00 p.m. on February 10th, 2002 at Charles Rossi's residence, 116 Richard Run.

ADJOURNMENT

A motion was made by John Ricci and seconded by Tony Soares for adjournment. A unanimous vote was taken to adjourn. Darrell Harris adjourned the meeting at 8:05 p.m.

Minutes recorded by Clint Flanagan