

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
7:00 P.M. March 10, 2002**

A meeting of the Tabb Lakes Home Association (TLHA) was held on Sunday, March 10th, 2002 at the home of Darrell Harris, 106 Jonathan Junction. The meeting was called to order by Darrell Harris at 7:05 p.m. with the following members present: Darrell Harris, President; Clint Flanagan, Secretary; and Bob Ingram and John Ricci, Members-at-Large. Also in attendance were Charles Rossi, Treasurer and Committee members Frank Grim, Michelle Creelman, Ellis Sharadin, and Randy Callam. Minutes for the February, 2002 Board of Directors meeting were presented and reviewed by the Board. A motion was made by John Ricci to accept the minutes as written. Bob Ingram seconded the motion. The Board voted in favor of accepting the February minutes as written.

COMMITTEES

- **Activities** – No report given.
- **Architectural Review** – No report given.
- **Covenant** – Michelle Creelman and Ellis Sharadin gave a status report on committee activities. General maintenance appears slightly down in the neighborhood and several properties were mentioned as areas of concern. Michelle noted that in visiting some homes with problems, the committee had encountered some irate homeowners. She stated that as a general rule, this is the exception rather than the norm. A lengthy discussion followed on general home maintenance.
- **Ground Maintenance** – No report given.
- **Lake Maintenance** – Frank Grim gave a status report on the fountains in our lakes. The fountain on Lake 1 is now repaired, however, the Lake 2 fountain now requires some work. The pump for that fountain is fine but the light set is inoperative and the starter panel needs replacing. Frank gave an estimate of \$2000.00 for full replacement of the light set and starter panel. In his opinion, while the light set can wait awhile for repair, the starter panel needs to be replaced before it adversely affects the fountain's water pump. Estimated cost for replacing the starter panel is \$500.00.
- **Neighborhood Watch** – No report given.
- **Newsletter** – A newsletter has been printed and will be mailed to homeowners this week.
- **Traffic and Safety** – No report given.
- **Welcome** – No report given.

OLD BUSINESS

- **Assessments** – There are currently 16 (4%) past due assessments. Darrell Harris will sign and send out second past due notices.
- **Drainage Ditch Resurvey** – There are two drainage ditch problem lists. List A is a listing of serious problems while List B are minor problems. Major problems consist of needed swales, needed access vents, etc. Minor problems are ditch silting and shrubbery blockage. Homes on List B will receive a letter from the Covenant committee while homes on List A will be turned over to VDOT. Board members will make a final survey for validation of List A homes on March 17th before the list is sent to VDOT.

NEW BUSINESS

- **Insurance cancellation** – The Association's Board and Committee liability policy has been cancelled by the underwriter. Our local agent is currently looking for a new policy underwriter. A listing of board members and committee members will need to be given to the agent once an underwriter has been located.
- **Lake 2 Fountain** – The Board voted unanimously to replace the starter panel for the fountain's water pump as soon as possible and to revisit replacement of the light set in the August 2002

time frame.

BOARD MEMBERS' REPORTS

- **President**
 - Tax Returns – The association's tax returns are being filed this month. We are required to pay taxes on our interest income.
 - Architectural Review – In the absence of the Architectural Review chairperson, Darrell approved an addition to the Hill residence contingent on the successful receipt of building permits.
- **Treasurer**
 - The Treasurer's Report as of 03/09/02 is attached (atch 1).
 - Assessments – See report under old business.
 - Charles will look into converting \$30,000 from bank account into an investment vehicle. Several types were suggested by attendees.
- **Members-At-Large**
 - Bob Ingram suggested compiling a list of important contact numbers and posting them on the association's web page and publishing the list as a regular feature in the newsletter.

ACTION ITEMS

- Clint Flanagan will send a listing of Board and Committee members to Charles Rossi for the new liability insurance policy.
- Bob Ingram will compile a listing of important contact numbers for web page and newsletter publishing.
- Board members will conduct a final review of ditch problems on the A list on March 17th.
- Charles Rossi will research investment options for \$30,000.

NEXT MEETING

- The next TLHA Board of Directors meeting will be held at 7:00 p.m. on April 7th, 2002. The meeting will take place at Clint Flanagan's residence at 504 Tabb Lakes Drive.

ADJOURNMENT

A motion was made by Clint Flanagan and seconded by Bob Ingram for adjournment. A unanimous vote was taken to adjourn. Darrell Harris adjourned the meeting at 8:33 p.m..

Minutes recorded by Clint Flanagan.