

Meeting Minutes, 10 March 2003
Board of Directors, Tabb Lakes Homes Association

The March meeting of the Board of Directors (BOD) was held at the home of Darrell Harris, Board President, 106 Jonathan Junction, at 7 pm. In attendance were Bob Ingram, VP; Bill Hopkins, Mbr at Large; Ellis Sharadin, Secretary; and guest attendee Lou Lafrenaye, Monty Manor, who is a member of both the Lakes Committee and the York County Stormwater Drainage Committee.

1. Lou started off the meeting by briefing board members on his assessment of drainage in Tabb Lakes. Using an overhead photograph of the neighborhood, he pointed out the locations of approximately eleven 24" drainage pipes that feed our lakes. A number of culverts bring in outside drainage to Lake 2, including one under Coventry Blvd which brings in water from the horse stables area and, surprisingly, another under the end of Bridgewood which carries water from the new retention pond at the Credit Union Service Center (CUSC) on Rte 17. The latter pipe has a thick layer of silt in it, probably from construction, and presents an unwelcome source of silt that will affect our lake depths. Another is a feed from the junkyards on Rte 17 to Lake 1, which may be a source of pollution. York County did not consult Tabb Lakes about an approval to connect the CUSC to our system and we agreed we need to make a case for county assistance in future dredging needs on Lake 2. We also discussed the need for a protective cage at the outlet pipe of Lake 1 to prevent as-yet unnamed individuals from continually trying to raise the standing height of our lakes, thereby causing current backup of water in ditches around Lake 2. Lou invited members to attend his briefing to York County (engineers and mosquito control officials) and VDOT officials at 7pm on Thursday, 20th of March up in York Hall.
2. Bob briefed his participation in the York County Home Owner's Associations meeting on the 20th of February and passed around a copy of his notes (to be attached to the final copy of our minutes). He stated that we aren't the only Association demanding answers about drainage problems in the county and that over 30 minutes of meeting time was incurred by citizens concerned about York County drainage needs. Bob also said the York County fire department is looking for additional volunteers to train for the CERT (Community Emergency Response Team). Volunteers can sign up for training by contacting Donna Briede at 890-3600. Training will begin 20 March, 2.5-3.0 hrs each Thursday for 7 weeks; the program is to help communities deal with hurricanes, fires, terrorism, etc.
3. Darrell asked Lou if he would assist the BOD in putting together a specific briefing to Sheila Noll, our district supervisor. He wants to call a meeting with Sheila on/about 1 June to present her with the facts and discuss the county's reluctance to act on Tabb Lakes' calls for help with the drainage problems. We also want to invite her to do a walk-around with Lou and see first-hand why we are so concerned. Tabb Lakes' developers, Spencer and Ashe, conveniently wrote into the Covenants that Tabb Lakes homeowners were responsible for the Lakes and all drainage systems, thereby excusing themselves from responsibility for the runoff occurring from the businesses they are, or have been, developing along Rte 17. This is an unfair burden to Tabb Lakes. We are asking Lou to also look into how the CUSC got permission to tie into Lake 2.

4. Other matters discussed by Darrell:
 - a. Requested Secretary contact Rosemary Licare to see if she's still willing to work with our Association Covenants Disclosure Packages, which are purchased by new homeowners.
 - b. Affirmed that Thersa Sharkey is the current head of the Welcoming Committee.
 - c. Handed out copies of the Treasurer's Report. (To be attached to the final copy of minutes.) To date, we still have 19 homeowners who haven't paid their annual dues; 2 of them are long-term overdue and will soon be served letters by our attorney.
 - d. Directed Charles Rossi to deposit another \$5,000 into the Capital Reserve Account as a hedge towards lakes dredging. Current CRA balance is \$ 10,000.
 - E. Darrell has prepared the annual Tabb Lakes HOA tax return and is submitting it shortly.
 - f. Insurance Carrier: sent us another "Conditional Renewal Notice" saying that terms and pricing may change for the next year. Darrell added that part of the fallout from 9-11 has been the loss of many insurance carriers and great increases in rates due to nationwide insurance losses.
5. Next BOD meeting: proposed for Monday, April 7th at 7pm. Meeting place TBA.
6. Minutes submitted by Ellis Sharadin, TLHA Secretary. Provide corrections and additions to 867-8816.