

**Meeting Minutes, Board of Directors – 24 October 2004**  
**Tabb Lakes Homes Association**

1. The Board of Directors (BOD) met at 311 Bridge Wood at 7 pm. Attending were; Ellis Sharadin, Interim President, Terri Berube, Board Member, Jim Magnotta, Board Member, Arthur Johnston, Board Member, David Horne, Secretary, Bill Hopkins, Member at Large, Charles Rossi, Treasurer; Joe Eubanks, Neighbor Relations; Lou Lafrenaye; Stormwater Committee,.

2. **Old Business:**

a. The BOD discussed adding a regulation to limit the length of time a Portable Storage unit may be located on the street side of an owners property. The BOD will discuss adding a regulation to address this issue in the future.

b. Some homeowners have expressed concern that money earmarked for future needs has been placed into a fund referred to as the “Lakes Contingency Fund”. The specific concern is that the money will be only available for “Lake” use. The BOD agreed to refer to the contingency fund as the “Capital Reserve Account” to clarify that the money will be used for future needs as determined by the BOD.

c. The BOD agreed to pursue a course of action to solicit the County to take responsibility for the lakes and impose Stormwater user fees based on property area similar to the programs used in neighboring cities to ensure all property owners financially participate in storm water management. Charles Rossi and Lou Lafrenaye will collect archive lake/ditch information and County correspondences and present to the BOD.

d. The BOD reviewed a letter written by the home owner at 317 Bridge Wood demanding action to remove a sign foundation buried on the property before the owner purchased the property. The subject was previously discussed in the September 2004 BOD meeting and it was agreed to remove the foundation using volunteers as a good faith gesture. Bill Hopkins visited with her and explained the actual history of the sign and extended the offer verbally to the owner and she agreed to accept. David Horne has action to extend the offer in writing to the home owner.

e. The BOD discussed the possibility of purchasing the small lot at the north end of lake 2 from the current owner. Charles Rossi and Lou Lafrenaye have discussed this action with the current owner and report he is not interested in selling the property in the near future.

3. **New Business:**

- a. The BOD voted to fill BOD positions as follows:  
President – Jim Magnotta  
Vice President – David Horne  
Secretary – Terri Berube  
Member at Large – Bill Hopkins  
Member at Large – Arthur Johnston

b. A quorum was not achieved at the October 14, 2004 annual meeting. David Horne has action to send home owners notice that a quorum was not achieved and a second vote for a \$25 per home increase in assessments will be held at the December 9, 2004 informational lakes meeting using the reduced quorum criteria

#### 4. Committee Reports:

a. Treasurer - Charles Rossi reviewed the budget(attached). Collection of home owners in arrears for association dues is being pursued through the legal system. Charles will change the fiscal reporting year to September 30 – October 1 to aide in reporting financial position at future annual home owner meetings. Charles is seeking board approval to take another \$10,000 from the checking account and invest it in either a CD or bond fund. The vote was taken on the request to move the money via e-mail after the meeting. Two hundred dollars was moved into the postal account at the Grafton Post Office to cover future mailings.

b. Architectural Review – Ellis Sharadin will co-chair the committee and perform all duties as required. Ellis has action to review approved permits and determine if any permits have been issued to authorize driveway widening using a material different than the base drive way.

c. Covenants - Joe Eubanks reported that no nominations have been received for the November yard of the month. The committee has conducted six follow up visits and distributed 13 letters asking owners to remove political signs. The covenants committee will be reviewing boat/trailer registration. The covenants committee has asked the BOD to consider implementing new regulations to address conditions not addressed in the current covenants and regulations.

d. Stormwater - Lou Lafrenaye briefed that the Stormwater Committee will be cementing the sign near the lake 1 outflow pipe. Lou will tour neighborhood stormwater system with new BOD members on October 30. Lou has had seven people volunteer for a committee be formed to evaluate and implement the Community Emergency Response Team program. Lou expects the kick off meeting to be held in February 2005.

e. Secretary - Terri Berube discussed the incident of a suspicious person mentioned in Sandra Shaffer's Neighborhood Watch talk at the annual meeting. To raise community consciousness, David will put it in the homeowner announcement in the next 2 weeks and Alison will be asked to include it in the newsletter. Terri will contact Sandra to let her know the BOD desires she contact Deputy Bark and inquire about including this vital info in his weekly Crime Watch e-mail

#### 5. Board of Directors Actions for October. The BOD voted on the following motions:

a. The BOD unanimously approved the new BOD structure described above.

b. The BOD approved transferring \$10,000 from the checking account to a bond fund via e-mail after the meeting.

6. Next meeting is scheduled for Sunday, November 14th, 7pm, at 311 Bridge Wood.

7. Please provide any comments and/or corrections to these minutes to David, via email to [contentman@yahoo.com](mailto:contentman@yahoo.com).

Submitted by:

For Jim Magnotta, President, TLHA BOD

David Horne, Vice President  
Tabb Lakes Homes Association