



Tabb Lakes Homes Association  
P.O. Box 8088  
Yorktown, VA, 23693

1. The Tabb Lakes Homes Association Board of Directors meeting convened on 12 October, 2006 in the second floor conference of Mid-Atlantic Properties. Attending were:

President	Mr. Jim Magnotta
Secretary	Mr. Clint Flanagan
Member-At-Large	Mr. Art Johnston
Member-At-Large	Sharon Keplesky
Treasurer	Mr. Charles Rossi
Stormwater/CERT Committee Chair	Mr. Lou Lafrenaye
Newsletter	Mrs. Shirley Flanagan
Lee Property Management	Charles Lee/Rob Cox

2. Old Business - Annual Meeting Planning - The TLHA annual meeting is scheduled for 7:00 p.m., 25 October 2006, at the Tabb High School auditorium in Yorktown, VA.

A. Planned presentations

- (1) Treasurer's Report - Charles Rossi
- (2) Property Management - Charles Lee (LPM)
- (3) Stormwater Management - Lou Lafrenaye
- (4) Community Emergency Response - Lou Lafrenaye

B. Mr. Rossi will check with Tabb High School on the availability of a projector for speaker presentations.

C. There are three board of director (BOD) positions open for the upcoming year. BOD terms are ending for Mr. Magnotta, Mr. Johnston, and Mr. Flanagan. Mr. Magnotta and Mr. Flanagan will not run for a second term. Mr. Johnston is undecided if he will run for a second term.

D. During the annual meeting, the BOD will also canvas the general membership for volunteers to fill vacant committee chairs.

3. New Business.

A. Treasurer's Report.

(1) Mr. Rossi presented the 2006 final budget with clarification on several line items.

(2) Mr. Rossi also presented the proposed 2007 budget. After some discussion, the BOD unanimously voted to accept the proposed budget. Mr. Rossi will present this information to the Association at the upcoming annual meeting.

B. Grounds Maintenance. Mr. Magnotta stated that he did not see any evidence that Scotty's Landscaping Service performed fall aeration on the Tabb Lakes entrance ways as specified in his contract. Mr. Magnotta will contact Scotty and clarify whether the aeration was performed as specified in the contact.



#### C. Property Management.

(1) LPM reported that they need BOD direction on how to proceed on about 20 homeowners that have not responded to notifications that their property is in violation of a TLHA covenant / regulation etc.. Mr. Lee initially suggested that the BOD select 2 or 3 unresponsive homeowners and proceed to the maximum extent, including fining and filing for legal liens. After some discussion, Mr. Lee then suggested talking to the homeowners to find out why they have not responded in a positive manner. Mr. Magnotta stated that the BOD, as volunteers, does not have time to take this action. Mr. Magnotta asked LPM if they could do this and if they could draft a process and cost estimate for the BOD. Mr. Lee stated that talking to the homeowners would fall into the "above and beyond" clause in the contract and would be billed at \$35 per hour. If asked to do this, LPM would conduct the visit and respond to the BOD with a memorandum for record on what transpired in the meeting with the homeowner. Mr. Magnotta stated that the BOD would draft a memorandum specifying the requirement for LPM.

(2) One homeowner, 938 Tabb Lakes, has placed a shed very close to his house and this appears to be in violation of both York County and Association rules. LPM will ask York County for a ruling on this issue and report back to the BOD.

(3) Mr. Magnotta brought up the fact that the Association does not have any standards for landscaping. He also asked LPM if many local Associations had these types of standards. Mr. Lee replied that most Association landscaping standards, if any, were very lax. Mr. Magnotta asked LPM to draft a set of landscaping standards and bring to the BOD for review. Any standards adopted by the BOD could be added to the Association's published regulations.

#### 4. Committee Reports.

##### A. Stormwater Committee

(1) Mr. Lafrenaye plans to draft letters to homeowners with the intent of addressing obstructions, such as the footbridge issue, to our lakes and other debris that continue to be found in the lakes.

(2) Mr. Lafrenaye also noted that the York County Supervisors will be meeting on 14 Nov 2006 to discuss stormwater issues. He suggested a BOD delegation attend this meeting.

(3) In the past month, the committee has performed a cleanup of both lakes removing debris and the "infamous" footbridge.

B. Community Emergency Response Committee - A committee meeting - is scheduled for 18 Oct 2006 at the Tabb Library.

##### C. Newsletter Committee

(1) Mrs. Flanagan reported that the next newsletter will not be published until after the annual meeting, but before the end of the calendar year.



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(2) Mrs. Flanagan was asked to draft a proposal on how to handle advertising in the newsletter for the November BOD meeting. Mr. Rossi will provide historical pricing from his financial records and LPM will also provide information on what other local associations are doing in this regard.

5. Next Meeting: 7:00 p.m., 19 Oct 2006 at Jim Magnotta's residence, 112 Richard Run.
6. BOD meeting adjourned at 9:00 p.m.

Respectfully submitted by Clint Flanagan