



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693
<http://www.tabblakes.org>

1. Mr. Porter convened the Tabb Lakes Homes Association Board of Directors meeting at 7:04 PM, December 14, 2006, in the second floor conference of Mid-Atlantic Properties. Personnel in attendance were:

President: Mr. Gary Porter
Secretary: Mr. Art Johnston
Treasurer: Mr. Charles Rossi
Member-At-Large: Mr. Jim Magnotta
Member-At-Large: Mrs. Sharon Keplesky
CERT / Stormwater Committee Chairman - Mr. Lou Lafrenaye
Activities Committee Chairwoman: Mrs. Kris Yancy
Lee Property Management: Mr. Charles Lee & Mr. Rob Cox

Homeowners:

Mrs. Andrea Moran - Volunteer to join the Lake Maintenance Committee
Mr. Gary Klepeisz, 105 Elise Place

2. Homeowner Hearings. During the November 9, 2006 BOD meeting the TLHA BOD decided to send the following residences certified letters inviting the homeowners to appear at the December 14, 2006 TLHA BOD meeting to resolve TLHA homeowner covenant violations:

a. Homeowner no-show(s):

- 317 Bridge Wood Drive - Violation - Yard Pit - Mold. The Board conducted lengthy discussions regarding courses of action and introduced several motions, that did not carry, to resolve the issue to no avail. As a result of this impasse, the Board decided to table this issue until the next Board meeting / or until legal review could be obtained. (eligible for levy of fines)

- 103 Naureen Court - Violation: Paint Trim / Gutter Repairs. Board Decision: eligible for levy of fines

- 806 Tabb Lakes Drive - Violation: Yard a Mess. Board Decision: eligible for levy of fines

- 122 Tiger Paw Path - Violation: Repair Sagging Gutters. Mr. Porter spoke to the property owner and made the decision to give the owner until 31 Jan 07 to resolve the covenant violation.

- 214 Tiger Run - Violation: Mold (partly-washed). Board Decision: eligible for levy of fines

b. Homeowner Appearance(s).

- 105 Elise Place - Homeowner: Mr. Gary Klepeisz, Violation: Boat in Driveway, Date of Violation: 03 Aug 06. Resolution / BOD Decision: Board Decision: The Board allowed Mr. Klepeisz until 28 Feb 07, to remove the boat from his property or to submit a proposal to the TLHA ARC to install a concrete pad.

Note: Mr. Klepeisz asked if two concrete strips would suffice vice a slab. After reviewing the verbiage in the covenant / regulation, the Board agreed that two concrete strips would not be acceptable. Mr. Klepeisz indicated he understood the Board's decision.

Discussion: Mr. Magnotta introduced a motion to hold off on sending Notices of Fines to the homeowners of 103 Naurene Court, 806 Tabb Lakes Drive, and 214 Tiger Run until a letter was developed and mailed to Tabb Lakes' residents outlining TLHA Covenant Violation Fine procedures. The motion carried and Mr. Porter asked Mr. Magnotta to develop the letter and present to the BOD for review and approval at the next TLHA BOD meeting.

3. Lee Property Management (LPM) / Covenant Compliance / Violation Business and BOD Decisions. Mr. Lee and Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 12-1: December 4, 2006, for review by the Board (Enclosure 2).

Property	Violation	BOD Decision
103 Elise Place	wire fence	Certified Letter - Hearing 11 Jan 06
119 Richard Run	RV past front of house	Certified Letter - Hearing 11 Jan 06
412 Bridge Wood Drive	mold	Certified Letter - Hearing 11 Jan 06
503 Bridge Wood Drive	mold on siding: rental	Certified Letter - Hearing 11 Jan 06
507 Bridge Wood Drive	mold	Certified Letter - Hearing 11 Jan 06
109 Elise Place	mold	Certified Letter - Hearing 11 Jan 06
203 Tabb Lakes Drive	trim shrubs/trees/weed	Certified Letter - Hearing 11 Jan 06
938 Tabb Lakes Drive	unapproved shed	Certified Letter - Hearing 11 Jan 06 (York County Violation Issued)
918 Tabb Lakes Drive	unapproved shed	LRE Awaiting York County Inspection / Assessment
919 Tabb Lakes Drive	mold - pwr wash in prog	Certified Letter - Hearing 11 Jan 06
212 Tiger Run	no grass, trim shrubs	Certified Letter - Hearing 11 Jan 06
218 Tiger Run	wire fence	Certified Letter - Hearing 11 Jan 06
126 Tiger Paw Path	paint trim over garage	Certified Letter - Hearing 11 Jan 06 (if not fixed in one week)
205 Richard Run	paint vents	Phone Call Reminder
112 Conway Court	2 boats in driveway	Certified Letter - Hearing 11 Jan 06

4. Approval of the November 9, 2006 BOD meeting minutes. Mr. Porter introduced a motion to approve the November 9, 2006 BOD meeting minutes. Some BOD members had neither reviewed the final draft minutes nor did they bring copies to the meeting. Mr. Porter said we would hold-off on approval of the minutes and asked the Secretary to send the minutes via e-mail to the board members for final review and voting. Mr. Porter instructed the Board to review previous meeting minutes prior to upcoming BOD meetings and bring a copy of the minutes to the meeting. Update: The 9 November BOD minutes were approved via e-mail vote on December 28, 2006. Printed copies of the pertinent emails are retained by the TLHA Secretary.

5. Committee Chair Reports.

a. Newsletter: Absent. However, Mrs. Flanagan asked the BOD, via a December 14, 2006 e-mail message to vote on the proposed newsletter advertisement guidelines she developed. See Old Business below.

b. Website Editor. Absent - No report.

c. Architectural Review Committee. Chair (interim): Christel Doucette. Absent - Report provided. (Enclosure 3)

d. Lake Management Committee. Chair: Mr. Frank Grim. Absent. Mr. Grim informed Mr. Porter that his job responsibilities are such that he cannot continue his duties as Chair of the Lake Management Committee. Mrs. Andrea Moran was present during this BOD meeting and volunteered to join the committee. (Note: In December, a letter was delivered to all lakefront properties asking for volunteers to join/head the Lake Management Committee. Mrs. Moran was the only resposdee.)

e. Welcoming Committee. Chair: Mr. Bill Hopkins. Absent - No Report

f. Stormwater Management Committee. Chair: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye contacted the York County Environmental Development Service concerning the removal of the unauthorized footbridge spanning the spillway at Lake #1. York County notified Mr. Lafrenaye that they had removed the footbridge from the spillway on 30 Nov 06.

(2) Mr. Lafrenaye met with Ms. Sheila Noll December 2, 2006 to discuss Tabb Lakes' drainage issues. Ms. Noll agreed that Tabb Lakes drainage system required attention.

(3) On November 18, 2006, Mr. Lafrenaye conducted a walking orientation tour of the Tabb Lakes storm water drainage system to inform Tabb Lakes residents of specific issues that contribute to our drainage problems and how residents can help keep the current system from failing. Approximately 9 residents were present for this tour.

g. Community Emergency Response Team (CERT). Chair: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye continues to dialogue / collaborate with Ford's Colony CERT leadership to discuss each others programs. The purpose of this effort is to learn from other community programs and assist other communities with their CERT programs.

(2) The next York County CERT training program begins on February 7, 2007.

h. Community Activities Committee. Chair: Mrs. Kris Yancy. Mrs. Yancy informed the board that she is developing a newsletter article to announce the start-up of the Community Activities Committee, present ideas for consideration, and solicit ideas / committee member volunteers. Mrs. Yancy is also developing a questionnaire to post to the TLHA website requesting activity suggestions from the TLHA community and to determine community support for the program. She also advised the Board that signage,

to announce upcoming community events, might be required and to consider funding etc. Mr. Rossi noted the annual budget for the Community Activities Committee is \$40.00.

i. Grounds Maintenance Committee. (Vacant)

j. Neighborhood Watch Committee. (Vacant)

6. Treasurer Report. Mr. Charles Rossi.

a. Mr. Rossi briefed the TLHA financial status as of December 11, 2006. He also distributed hard copies of the report to the Board (Enclosure 4). The Board determined the content to be in order and approved the report.

b. Mr. Rossi also asked the board to approve the purchase of another Certificate of Deposit (CD) with a specified amount of funds in the checking account to obtain a higher rate of return on our investment. He stated that we would have enough funds after the purchase of the CD to conduct TLHA business. Discussion ensued over keeping lake contingency funds separate from operating funds. The board unanimously decided to keep lake contingency funds separate from operating funds. The board also decided to purchase two additional CDs (approximately \$30K total). One CD will be purchased with lake contingency funds and the other with operating funds.

7. Old Business.

a. Movement of Lake 2 Diffuser Compressor: Mrs. Keplesky, action officer for this issue, asked for and received an extension until the next BOD meeting to provide a status report.

b. 317 Bridge Wood Drive. Table until next BOD meeting.

c. Garbage Can Shielding and Mailbox Standards. Mr. Magnotta, action officer for this issue, asked for and received an extension until the next BOD meeting to provide a status report.

d. Scotty's Lawn Service Performance. Mr. Porter recommend that before we remit a check for payment of services that he would like to speak with Scotty's Lawn Service to clarify work completed.

e. Proposed Landscaping Standards from Lee Property Management (LPM). Mr. Porter asked the Board members to review the LPM proposal again, forward comments via e-mail and be prepared to discuss / vote at the next BOD meeting.

f. Newsletter Advertising Proposal Guidelines. Mr. Porter introduced a motion to approve the guidelines with the following changes:

(1) Homeowner's "in good standing" (annual assessments are paid) with the TLHA will be allowed to place a business card sized advertisement in the TLHA newsletter free of charge.

(2) Lee Property Management (LPM) will be allowed to advertise in the TLHA newsletter at a 50% discount.

The motion carried and the Board approved the TLHA newsletter guidelines along with changes noted.

g. Finalize / Post Grandfather List. Mr. Porter recommended this item be tabled until the next BOD meeting.

h. Vegetation Overgrowth at North end of Lake # 2. Mr. Porter recommended this item be tabled until the next BOD meeting.

i. Inoperative Tabb Lakes entrance spotlight located at the entrance to Tabb Lakes Drive (Magruder Blvd entrance). Mr. Porter recommended this item be tabled until the next BOD meeting. Update: Mr. Hopkins has contacted an electrical firm to repair the lights.

j. Alibis. Mr. Rossi reminded the Board that the TLHA annual assessment mail out should be accomplished the 1st week in January 2007. Mr. Potter and Mr. Rossi agreed to collaborate to QC the homeowner database.

8. New Business

a. Homeowner Christmas Decoration Competition. No action by the Board.

9. The next BOD meeting is scheduled for January 11, 2007 at 7:00 p.m., in the Mid Atlantic second floor conference room.

10. Meeting adjourned at 10:05 p.m.

Respectfully submitted by: Art Johnston, Secretary

4 Enclosures

1. Meeting Agenda
2. LPM Inspection Report
3. Architectural Review Committee Report
4. Treasurer Report