



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, January 11, 2007, in the second floor conference room of Mid-Atlantic Properties. Personnel in attendance:

President: Mr. Gary Porter
Vice President: Mr. Dave Otto
Secretary: Mr. Art Johnston
Treasurer: Mr. Charles Rossi
Member-At-Large: Mr. Jim Magnotta
Member-At-Large: Mrs. Sharon Keplesky
Newsletter Editor: Mrs. Shirley Flanagan
Website Manager: Mr. Clint Flanagan
CERT / Stormwater Committee Chair - Mr. Lou Lafrenaye
Welcome Committee Chair: Mr. Bill Hopkins
Architectural Review Committee Chair: Mrs. Christel Doucette
Lee Property Management: Mr. Charles Lee & Mr. Rob Cox

Homeowners:

Mr. Jim & Mrs. Carol Miltner: 119 Richard Run
Mr. Kevin Denniger: 103 Elise Place
Mr Bruce Burkett: 101 Cub Court

2. Approval of minutes from the December 14, 2006 BOD meeting. Mr. Porter introduced a motion to approve the December 14, 2006 BOD meeting minutes. The motion carried and the minutes were approved by the Board.

3. Treasurer Report. Mr. Charles Rossi.

a. Mr. Rossi briefed the TLHA financial status as of January 11, 2007. Mr. Rossi distributed copies of the TLHA financial status report to the Board. The Board determined the content to be in order and approved the report. The total amount of funds available as of 12/31/2006 is \$123,369.

b. The following account activity transactions were executed:

(1) Cashed in one lake-contingency fund CD for \$16,510 and re-invested all of the proceeds in another CD at a higher interest rate.

(2) Purchased an additional CD with \$14,000 from our checking account.

c. Mr. Rossi received a check from Mrs. Shirley Flanagan in the amount of \$50.00 from newsletter advertising sales.

4. Committee Chair Reports.

a. Activities Committee: Absent. Mr. Porter asked the Board to think about the next Annual Garage Sale dates April / May and to consider results from last year's event and partnering with the Greenlands subdivision. Although we shared the expense of advertising the event, the Greenlands had scheduled the event in conjunction with Easter and follow-on Spring Break. Mr. Magnotta said we should consider time frames that are conducive to a good turn out. Mr. Porter said he would consult with the Activities Chair, Mrs. Yancy, to lead this year's garage sale event, develop a plan, and brief the plan to the board. Mr. Porter also noted that an Activities Survey was posted on the TLHA website.

b. Architectural Review Committee. Chair (interim): Mrs. Christel Doucette.

(1) Mr. Porter introduced a motion to elect Mrs. Doucette to the position of Chair of the ARC. The motion carried with the Board approving Mrs. Doucette as the Chair of the ARC. Mrs. Doucette accepted the position.

(2) Mrs. Doucette recommended that TLHA develop standards that addresses curbside garbage pick-up for items such as large appliances etc. and limit the homeowner to 24 hours. Mr. Porter asked Mrs. Doucette to contact the County authority and determine what guidelines there are for this type of trash pick-up and report back to the board at next BOD meeting.

(3) Mrs. Doucette also asked whether there was a standard for placement of mailboxes (right or left of the driveway). Mr. Porter didn't think there was a standard in our covenants however, he asked Ms. Doucette to contact the County to determine if the County has a standard and report back to the board at the next BOD meeting.

(4) Mrs. Doucette said she had observed additions to driveways did not always use the same materials / were not uniform i.e. aggregate & concrete / concrete & brick etc. Mr. Porter read from the covenants which state (Article VI, Para 17): "Any and all driveways located on any of such lots shall be of asphalt or concrete construction." There followed a brief discussion about those driveways made from other materials (i.e. paver bricks). No conclusions were drawn or motions entered.

(5) Mr. Porter asked about the ARC request / archiving digitization initiative. Mrs. Doucette reported that the data base was almost finished and she would provide a status update at the next BOD meeting.

c. Grounds Maintenance. Vacant

d. Lake Management. Vacant

(1) Mr. Porter said he received the VLM lake maintenance contract for renewal. Mr. Porter will e-mail the contract to the BOD for review and approval. TLHA will receive a 5% discount if the contract is paid in full prior to 30 Jan 07.

(2) Mr. Bill Hopkins handed Mrs. Flanagan an article that had something to do with TLHA resident's feeding of the duck population in the Tabb Lakes community. There has been a noticeable decrease in the duck population in our lakes. Mr. Porter suggested the article be included in the next edition of the TLHA newsletter.

e. Neighborhood Watch. Vacant

f. Newsletter Editor. Mrs. Shirley Flanagan.

(1) Prices for printing our newsletter increased without notification by the vendor. Also, the vendor had not printed newsletters to out-of-town homeowners as contracted and paid for. This situation was identified and corrected by Mrs. Flanagan. Mrs. Flanagan plans to research other companies that can better suit our needs / provide better services.

(2) Provide input to newsletter via e-mail.

(3) Mrs. Flanagan handed a voucher to Mr. Rossi for reimbursement in the amount of \$437.66 for cost of commercial production (including postage) of the TLHA newsletter.

(4) Mrs. Flanagan sent to all BOD members, via e-mail, a revised copy of the advertisements policies that the BOD discussed at the December 14, 2006 meeting. She asked if she captured the jest of the discussion. One revision was suggested. The revised advertisement policies are attached. (Enclosure 2)

(5) Mr. Porter introduced a motion to approve a one time, free of charge, advertisement by Mid Atlantic Real Estate in the TLHA newsletter in exchange for use of their Conference Room. The Board approved the motion and Mr. Porter passed art copy he had been given by Mid Atlantic personnel to Mrs. Flanagan.

(6) Mr. Porter asked when the deadline was for input to the next newsletter and publication date. Mrs. Flanagan said the deadline for input was March 12, 2007 with publication / mail-out occurring on or about March 26, 2007. Mr. Porter asked that a request for homeowner input be included in the next and subsequent newsletters.

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

(1) No date has been set yet for Environmental and Development Services to brief the board of supervisors on the current costs of the Stormwater Capital Improvement Plan.

(2) Scheduled for an 18 Jan meeting with York County Stormwater Committee. Will request info on when briefing will occur. Want to insure that Tabb Lakes remain a priority.

(3) Tabb Lakes remains #3 on the County's Capitol Improvement Plan.

(4) The County Mosquito Control / Drainage Dept cleaned out the Tabb Lakes main out-flow pipe located at end of Lake 1. This is part of their normal checks of critical areas. They normally come out once every 6 months but the county team has been getting ahead of schedule.

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

(1) The CERT forum at Ford's Colony is set for Saturday, March 3, 2007. Ford's Colony has asked TLHA CERT to present a briefing on our CERT program and to set up an information table at this event. We are waiting on an agenda from the Ford Colony team.

(2) The next TLHA CERT meeting is scheduled for March 22, 2007 (pending availability of the York County Library conference room).

i. Website Editor. Chair: Mr. Clint Flanagan

(1) Mr. Flanagan added an events calendar and scrolling banner to the website. He asked that we send him dates that would be of interest to the TLHA community.

(2) Mr. Flanagan also posted the TLHA Activities survey to the website.

(3) The BOD / Committee e-mail addresses have been changed on the TLHA website. The e-mail addresses are position specific and do not reveal the actual e-mail address (privacy purposes). Mr. Flanagan recommended the e-mail addresses reflect this change in the next iteration of the TLHA newsletter.

(4) Mr. Flanagan also provided statistics on how many times our website was accessed overall and by page. The TLHA CERT page received the most hits.

(5) Mr. Flanagan also turned in a reimbursement voucher for \$67.60 to Mr. Rossi. This amount covered the web site costs for July-December 2007.

j. Welcome Committee. Chair: Mr. Bill Hopkins. Mr. Hopkins is developing a welcome packet that he will give to newcomers to the TLHA community.

5. Old Business

a. Movement of Lake #2 Diffuser. Action Officer: Mrs. Sharon Keplesky. Mrs. Keplesky said she contacted Mr. Kevin Tucker, VLM, and requested an updated estimate for relocation of the diffuser from its current location to the end of Lake #2, across from the common area. Mr. Magnotta gave Mrs. Keplesky the previous estimate he received for relocation of the diffuser, for comparison.

b. 317 Bridge Wood Drive Issue. Mr. Porter contacted legal counsel to determine TLHA options concerning this issue. A formal opinion, in writing will be pursued by the Board. This issue will continue to be discussed and actioned at subsequent BOD meetings until resolved.

c. Proposed New Landscaping Regulations. Tabled until next BOD meeting. Mr. Magnotta said the proposal includes more than landscaping standards. Mr. Porter

instructed the Board to re-look the proposed regulation, determine individual comfort level (what's best for the community) and be prepared to discuss at the next BOD meeting.

d. Status of Grandfather List. Mr. Porter said the grandfather list is not current therefore Mr. Porter said he will forward the current list to each Board member via e-mail and assign a block of homes to each Board member to contact each homeowner and determine:

- if the grand-fathered item is same item that was originally grand-fathered
- if the property is owned by the same property owner listed on the grandfather list
- if the item is still stored on the property

e. Overgrowth at North end of Lake #2. Mr. Porter spoke to one homeowner who agreed to trim / remove the overgrowth. Mr. Porter will contact the other responsible homeowner.

f. Fallout from the removal of homeowner footbridge by York County. Mr. Porter said he received a telephone call from Mrs. Kelly Phaup concerning TLHA handling of the footbridge issue and subsequent removal by the County. The Board agreed that communication with residents is critical in order to achieve the cooperation and trust of the TLHA community in their BOD to act responsibly on their behalf and to maintain the quality family oriented and sought after neighborhood it has become.

6. LPM Report and BOD Decisions. Mr. Lee and Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 2007-01-1: January 4, 2007, for review by the Board (Enclosure 3).

Property	Violation	BOD Decision
317 Bridge Wood Dr.	Yard Pit / Mold	LRE instructed to issue Certified Letter to homeowner documenting mold problem noted in inspections.
103 Elise Place	wire fence	Homeowner, Mr. Kevin Denniger appeared before the Board on 11 Jan 07 and informed the board that the wire fence had been removed from his property. The Board approved a motion to close out this violation.
103 Naurene Ct.	Paint Trim / Repair Gutters	LRE to issue Cert Letter inviting the homeowner to a BOD Hearing, 2/15/07.
119 Richard Run	RV past front of house	Homeowner's, Mr. and Mrs. Jim Miltner appeared before the Board on 11 Jan 07. The board approved a motion to grandfather the homeowners current RV based on the justification that in 2000 the homeowner did not receive adequate notice of the grandfather program nor an application form

		due to his deployment to an overseas location.
806 Tabb Lakes Drive	unkept yard	Mr. Porter accepted action to contact the homeowner and report status at next BOD meeting.
203 Tabb Lakes Drive	trim shrubs/trees/weed	Mr. Porter accepted action to contact the homeowner and report status at next BOD meeting.
938 Tabb Lakes Drive	unapproved shed	York County Violation Issued
212 Tiger Run	no grass, trim shrubs	Table until next BOD meeting (pending BOD review of proposed landscaping regulations)
218 Tiger Run	wire fence	ARC / BOD to research 1996 ARC records that addresses contention by homeowner that his fence was approved by the TLHA ARC in 1996. Update: an approved ARC request was located for the chain link fence.
122 Tiger Paw Path	repair sagging gutters	Mr. Porter to action writing a letter to the homeowner granting an extension until 31 Jan 07 to resolve.
205 Richard Run	paint vents	LRE Monitor
112 Conway Court	2 boats in driveway	Pending review of grandfather list.
412 Bridge Wood Dr.	mold	LRE to issue Cert Letter inviting the homeowner to a BOD Hearing, 2/15/07.

7. New Business.

a. 2007 TLHA Annual Assessments Mailing. Motion was approved by the BOD to use PDSC to mail the assessments. Update: Assessments were mailed by PDSC on 18 January 2007. Assessment payments are due by 15 February 2007.

b. TLHA Lawyer Report. Mr. Porter and Mr. Rossi met with Mr. Brian Lytle and Mr. Darrell Miller, Attorney's at Law. Purpose was to determine which lawyer to hire to review the TLHA Disclosure Packet for legal sufficiency. The BOD approved a motion to hire Mr. Miller to perform this legal service. Update: A sample disclosure packet was provided to Mr. Miller on 18 January 2007.

8. Other Discussion: Mr. Porter recommended that we send out the TLHA fining procedures letter to TLHA residents along with the TLHA annual assessment letter (same mailing) to save costs on postage. After some discussion, the Board agreed the fining letter could be included in the annual assessment mailing. Mr. Magnotta recommended that the Board receive a legal opinion concerning our Covenant Violation fining procedures. Mr. Porter agreed to action this recommendation.

9. The Board agreed to convene the next TLHA meeting on February 15, 2007, in the Mid Atlantic 2nd floor conference room.

10. The meeting adjourned at 9:19 PM.

Respectfully submitted by: Art Johnston, Secretary

3 Enclosures

1. Meeting Agenda
2. Newsletter Advertisement Policy
3. LPM Inspection Report