



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 7:00 PM, February 15, 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
Newsletter Editor: Mrs. Shirley Flanagan
CERT / Stormwater Committee Chair: Mr. Lou Lafrenaye
Welcome Committee Chair: Mr. Bill Hopkins
Activities Committee Chair: Mrs. Kris Yancy
Lee Property Management: Mr. Charles Lee

Homeowner(s):
Ms. Deborah Denniger, 103 Elise Place

2. The minutes from the January 2006 BOD meeting were presented to the BOD for approval. After review, the minutes were unanimously approved by the BOD.

3. Treasurer Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the TLHA financial status report to the BOD for review. After discussion, the BOD determined the content to be in order and approved the report.

b. TLHA Annual Assessment Update. 350 of 446 assessments have been received as of this meeting.

c. Fountain repairs for Lake #2. Mr. Porter informed the BOD that he determined the lake #2 fountain required repair. The repair cost totaled \$352.00 and was attributed to a clogged intake pipe.

d. TLHA 2006 tax preparation is in progress.

e. General Discussion.

(1) Mr. Porter asked Mr. Rossi if he had any concerns stemming from new legal fees or any other new costs associated with TLHA business. Mr. Rossi said the budget could absorb the new costs and that he had no concerns at this time.

(2) Mr. Porter asked the board for recommendations concerning how to deal with homeowners that do not pay their assessments by the deadline of February 15, 2007. Should the delinquent owner incur a late fee? After some discussion, the BOD recommended that if the payment is postmarked after February 15, the homeowner incurs a late fee. A letter would be sent to the delinquent homeowner requesting payment of the late fee.

4. Committee Chair Reports.

a. Activities Committee. Chair: Mrs. Yancey

(1) Mrs. Yancy submitted a two page report (Enclosure 2) in which she discussed results of the survey conducted in the January 2007 newsletter. A surprisingly poor showing was noted.

(2) Proposed date for Annual Community Garage Sale. The date for the next garage sale was set for Saturday, April 28, 2007. This event will be announced in the next TLHA newsletter and posted to the TLHA website calendar. The Greenlands' garage sale will also be conducted on April 28, 2007. Mrs. Yancy will coordinate with the Greenlands' homeowners association to share costs for advertising this event in local newspapers.

(3) Mrs. Yancy proceeded to discuss activities that she proposes for the remainder of this year. The BOD decided that the activities committee should pursue, fund (as necessary) and advertise the following events in the TLHA newsletter:

- Memorial Day Parade / Picnic. Details and date TBD.
- Super Supper Night. Details and date TBD.
- Walk the Block: Details and date TBD

b. Architectural Review Committee (ARC). Chair: Mrs. Christel Doucette (Absent) (Mr. Porter read her report that she provided via e-mail and addressed questions from the January BOD meeting and an update on ARC activity)

(1) County Guidelines for curbside trash pickup. Bulk trash pick-ups are done weekly by the regular trash pick-up drivers; however, they must be scheduled to ensure more than one person is working on the truck - a single driver will not pick-up bulk items unless he has help (hence the call ahead and schedule).

(2) County mailbox placement standards. Mrs. Doucette could not find a county code regarding the placement of mailboxes; however, the county requires all U.S. postal regulations to be met.

(3) Status of digitized ARC database. The ARC "digital database" is 95% complete; ARC requests are listed by address, with only a few requests from Tabb Lakes Drive and Tiger Run remaining to insert.

(4) The ARC has only received one request since the last BOD meeting for window replacement on 405 Bridge Wood Drive. The request was approved.

- c. Grounds Maintenance. Vacant
- d. Lake Management. Vacant
- e. Neighborhood Watch. Vacant
- f. Newsletter Editor. Chair: Mrs. Shirley Flanagan

(1) The search for a reliable commercial printing company to print the TLHA newsletter continues. Mrs. Flanagan is obtaining quotes.

(2) Mrs. Flanagan requested a budget increase for the newsletter editor due to the increase in newsletter editions and associated costs for reproduction and mailing. Mr. Porter asked Mrs. Flanagan to prepare a budget estimate covering the remainder of the year and be prepared to present the budget proposal at the next BOD meeting.

(3) The deadline for article submissions for the next newsletter is March 12, 2007.

(4) Mr. Porter suggested the following articles appear in the next newsletter:

- Mr. Porter volunteered to write articles concerning display of contractor signs etc. and TLHA community concerns regarding trash pick-up
- An article that addresses feeding ducks and geese nuisance mitigation. Author TBD.

(5) Mr. Porter asked Mrs. Flanagan to contact the Website Editor and ask him to investigate a method for e-mailing TLHA newsletters and community event notifications. He also requested that a newsletter article appear in the TLHA newsletter that addresses this initiative.

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

(1) Results of 18 Jan County Stormwater Committee meeting. Mr. John Hutchins, Chairman for Environmental and Development Services (EDS), briefed the Stormwater Capital Plan. Tabb Lakes project remains funded and was approved by the Board of Supervisors. Mr. Porter asked Mr. Lafrenaye to submit an article that addresses this development in the March TLHA newsletter.

- h. Community Emergency Response Team (CERT).

(1) Mr. Lafrenaye met with the county Director of Fire and Life Safety to coordinate our next community event. The proposed theme will focus on First Aid and will occur in the August / September timeframe. Mr. Porter recommended that some incentives should be developed that could be incorporated into this event to increase community participation.

(2) The CERT forum at Ford's Colony is set for Saturday, March 3, 2007. Upon request from Ford's Colony, TLHA CERT is scheduled to present a briefing on our CERT

program and to set up an information table at this event. The purpose of this event is all about sharing information.

(3) The next TLHA CERT meeting is scheduled for March 22, 2007 in the York County Library conference room.

i. Website Editor. Chair: Mr. Clint Flanagan (Absent)

j. Welcome Committee. Chair: Mr. Bill Hopkins. Status of the welcome packet. Mr. Hopkins said he will have the packet completed for review by the TLHA board at the March BOD meeting.

5. Old Business

a. Status of movement of the Lake #2 Diffuser. Action Officer: Mrs. Sharon Keplesky. (Absent) Status: Not complete.

b. Final review of proposed TLHA landscaping regulations. Action Officer: All BOD. The Board reviewed the proposed regulation line by line modifying verbiage and recommending deletions of unenforceable requirements etc. At the end of this review, Mr. Porter said he would develop a revised copy of the proposed regulation and distribute to the Board for a final review. Mr. Porter asked the Board to be prepared to discuss / approve the regulations during the March BOD meeting. Status: Not complete.

c. Status of grandfather list audit. Action Officer: Mr. Gary Porter. A number of follow-ups remain. Mr. Porter asked Mr. Magnotta to follow-up on 109 Leslie Lane. Status: Not complete.

d. Overgrowth at North end of Lake #2. Action Officer: Mr. Porter. Mr. Gary Porter proposed that the Board take on removing the vegetation around the fishing pier as a TLHA project. Status: Not complete.

e. Status of disclosure packet lawyer review. Action Officer: Mr. Porter (see paragraph 7. a.)

f. Repair of Magruder Blvd floodlights. Action Officer: Mr. Bill Hopkins. Mr. Hopkins said he purchased and installed two new floodlight fixtures. However, after checking the wiring, he discovered one of the fixtures had no power. Mr. Hopkins has determined that Cox Cable may have inadvertently cut the power cable. Mr. Hopkins is investigating this possibility with Cox Cable to determine Cox Cable liability for repair costs. Status: Not complete.

6. LPM Report and BOD Decisions. Mr. Lee distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 2007-02-1: February 5, 2007, for review by the Board (Enclosure 3).

Property	Violation	BOD Decision
317 Bridge Wood Dr.	Yard Pit / Mold	The BOD decided to retain legal counsel to obtain a legal opinion prior to BOD action IAW TLHA covenants / regulations. Action Officer: Mr. Porter
103 Naurene Ct.	Paint Trim / Repair Gutters	Mr. Porter received an e-mail notifying the BOD of the homeowner's unavailability to appear at the February BOD hearing. Send a certified letter to the homeowner that requires the homeowner to produce a valid repair contract NLT March 8, 2007 with completion of repairs NLT March 31, 2007.
806 Tabb Lakes Drive	unkept yard	Certified letter notifying the homeowner that beginning March 1, 2007, the homeowner is required to pay a fine of \$10.00 per day for a period not to exceed 90 days or until notification that subject violation has been corrected and re-inspected.
212 Tiger Run	no grass, trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are approved.
122 Tiger Paw Path	repair sagging gutters	Certified letter notifying the homeowner that beginning March 15, 2007, the homeowner is required to pay a fine of \$10.00 per day for a period not to exceed 90 days or until notification that subject violation has been corrected and re-inspected.
105 Elise Place	Boat in driveway	Has until February 28, 2007 to resolve
203 Tabb Lakes Drive	trim shrubs/trees/weed	The homeowners have taken action to trim their shrubs and deal with the weeds. Mr. Porter recommended the issue be dropped.
205 Richard Run	paint vents	Invite to next BOD meeting if not fixed after the next LRE inspection
112 Conway Court	boat in driveway	Certified letter notifying the homeowner that beginning March 1, 2007, the homeowner is required to

		pay a fine of \$10.00 per day for a period not to exceed 90 days or until notification that subject violation has been corrected and re-inspected.
412 Bridge Wood Dr.	mold	Certified letter notifying the homeowner that beginning March 1, 2007, the homeowner is required to pay a fine of \$10.00 per day for a period not to exceed 90 days or until notification that subject violation has been corrected and re-inspected.
100 Leslie Lane	Mold	Certified letter by the end of February 2007 inviting homeowner to appear before the March 8, 2007 BOD hearing.
406 Tabb Lakes Drive	Mold	Certified letter by the end of February 2007 inviting homeowner to appear before the March 8, 2007 BOD hearing.
214 Tiger Run	Paint Garage Door	Certified letter by the end of February 2007 inviting homeowner to appear before the March 8, 2007 BOD hearing.

7. Homeowners Issues / Hearings. None

8. New Business.

a. Project to bring disclosure packet into compliance. The TLHA retained Mr. Miller, Attorney at Law, to conduct a TLHA disclosure packet review to determine if our disclosure packet is in compliance with the provisions of the Virginia Property Owners' Association Act. Mr. Porter distributed the results of this review to the Board for review. Actions for the next BOD meeting:

(1) All. Be prepared to discuss / provide recommendations at the next BOD meeting.

(2) Mr. Rossi. Research real estate board annual report and determine filing expiration date for inclusion into disclosure packets.

(3) Mr. Porter. To call Mr. Miller and determine what constitutes a reserve study.

b. Approval for lawyer review of 317 Bridge Wood Drive issue. The Board approved a motion to retain legal counsel to review this issue and deliver a legal opinion.

c. Other. Mr. Otto volunteered to look into the geese nuisance issue.

9. The Board agreed to convene the next TLHA meeting on March 8, 2007, in the Mid Atlantic 2nd floor conference room.

10. The meeting adjourned at 9:10 PM.

Respectfully submitted by: Art Johnston, Secretary

3 Enclosures

1. Meeting Agenda
2. Activities Committee Report
3. LPM Inspection Report