



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

1. Mr. Otto convened the Tabb Lakes Homes Association Board of Directors meeting at 7:00 PM, January 10, 2008, in the Tabb Library, 100 Long Green Blvd, Yorktown, VA. Personnel in attendance were:

President: Mr. Dave Otto
Vice President: Mr. Jim Magnotta
Secretary: Mr. Art Johnston
Member-At-Large & Architectural Review Committee: Mrs. Christel Doucette
Treasurer: Mr. Charles Rossi
CERT & Stormwater Committee: Mr. Lou Lafrenaye
Lake Maintenance Committee: Lake#2: Dan & Sylvia Harrington
Lee Property Management: Mr. Charles Lee

2. Review and approve the minutes from the December 13, 2007 Board of Director's Meeting. The Board approved the minutes after citing minor changes that will need to be corrected prior to posting to the TLHA website.

3. Homeowner Issues: None

4. Treasurer's Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of January 9, 2008. After review and discussion concerning the new report outline, the Board approved the report.

b. Discussion.

(1) Mr. Rossi advised that he deposited \$15K from annual assessments into the TLHA account.

(2) Annual Assessment Status: Payment of the Annual Assessment is due NLT January 31, 2008. 182 have paid their assessments to date.

(3) Mr. Otto asked that the maturity dates for each Certificates of Deposit be added to the TLHA Treasurer's report.

5. Committee Reports.

a. Activities Committee. Vacant

b. Architectural Review. Chairperson: Mrs. Christel Doucette. Nothing to report.

c. Grounds Maintenance. Chairperson: Mr. David Batdorf. (Absent, no report submitted).

d. Helps Committee. Chairperson: Mr. Gary Porter (Absent, no report submitted).

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell (Absent) & Lake #2 Co-Chair: Mr. Dan and Mrs. Sylvia Harrington.

(1) Mr. Harrington provided the following report on the Virginia Lake Management on Virginia Lake Maintenance (VLM) maintenance contract activities for the month of December:

- 7 December - Pond Maintenance - checked lakes. No signs of algae or aquatic weed problems
- 17 December - Service to inspect lakes for algae and aquatic weeds. No problems found. Lakes looking good.

(2) Mr. Harrington advised the Board that he plans to meet with VLM to discuss the existing contract and lake enhancement options.

f. Neighborhood Watch. Chairperson: Mrs. Bonnie Kersta. (Absent, no report submitted.)

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan. (Absent, no report submitted.) Mr. Magnotta volunteered to write an article on methods to mitigate / keep water pipes from freezing and response measures to take during ice storms.

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye.

(1) The pipe under Victory Blvd appears to be completed. This is a large pipe (48") that will allow a larger unobstructed volume of water to flow out of our area.

(2) Mr. Lafrenaye advised that he will meet with York County EDS staff on Friday, 11 January, to discuss when the next phase of the drainage project will begin. The next phase entails replacement of the pipe out of Lake #1, Tabb Lakes.

i. CERT. Chairperson: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye advised that he is currently working on a checklist for various emergency scenarios. The committee has also developed an assessment team checklist that is being reviewed by the County Emergency Management Office. The plan is to schedule the next Committee meeting in February.

(2) Mr. Lafrenaye asked the Board members / attendees if they had any topics to recommend for the next neighborhood training event. The committee plans to include the safe house training venue again this year.

i. Website Editor. Mr. Clint Flanagan (Absent, no report submitted.)

j. Welcome Committee. Chairperson: Mrs. Donna Clifton. (Absent, no report submitted.)

6. Old Business.

a. Non-compliant fences. Three properties were recorded with first inspection as having split rail fences extending past the front of the houses. These are: 511 Bridge Wood; 512 Bridge Wood; 102 Shallow Lagoon. Tabled until next meeting.

b. Update on ARC Requests. The shed construction request at 103 Monty Manor. Owner is awaiting building permit.

c. Update on Elise Place. Mr. Magnotta advised that progress is being made to correct the problem.

7. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Lee distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2008-01-1: January 4, 2008, for review by the Board (Enclosure 2). Mr. Lee reported 7 new violations were cited. Old citations being monitored are:

Property	Violation	BOD Decision
806 Tabb Lakes Drive	mold on siding; grass & weeds in beds need trimming; broken window blind in front window	Issue homeowner a fine letter (\$10 per day) beginning Feb 1, 2008.
100 Richard Run	garage door needs painting	BOD received a letter from owner committing to correct Feb 28, 08. BOD granted extension. LPM to re-inspect.
400 Bridge Wood Drive	fence LHS broken	Mr. Otto to visit w/homeowner and report back at next meeting.
109 Elise Place	mold on LHS gable	60 Day extension from the date of violation (Dec 6, 2007)
301 Bridge Wood Drive	mold on siding; broken gable vent	Work in progress. Mr. Otto to visit w/homeowner and report back at next meeting.
119 Tiger Paw Path	roof Vent Broken, gable trim peeling	LPM to re-inspect.
201 Richard Run	facia/dental trim need painting	LPM to re-inspect.
204 Tiger Run	Mold and Gutter falling off	BoD voted to cancel fine since work was completed and effort to collect fine, at this point, would be more costly

b. Citation Notification Letter. Mr. Otto addressed e-mails he received from TLHA residents concerning the time frame given to correct violations. Mr. Otto distributed a

modified citation letter that addresses this situation. A motion to approve the letter was entered and unanimously passed by the Board.

c. The Board also discussed homeowners stating that they didn't receive the initial citation letter. After some deliberation, the Board approved delivering the initial citation letter via the postal service.

d. Based on the new Citation Letter decision, Mr. Otto directed LPM to re-issue the new violation letters to 506 Bridge Wood Drive, 103 Cub Court, 315 Gardenville Drive and 115 Leslie Lane.

8. New Business.

a. Renewal of Grounds Maintenance Contract. After some discussion, the Board decided to renew the contract as is and review prior to the next renewal.

b. Renewal of Lakes contract. The contract costs \$5,400 per year. The Board decided to review the contract prior to renewal.

c. Covenants Review Committee. Four personnel signed up for this committee including 2 Board Members, Mrs. Christel Doucette and Mr. Jim Magnotta, Mr. Gary Porter and Mr. Phillip Hess.

d. Question was posed whether the lakes could be restocked. Previous cost was approximately \$1,500. The BoD decided not to act on this initiative this year because of insufficient funds in the FY08 budget to cover the associated costs.

9. Set the net two meetings date/time/location. The Board agreed to convene the next TLHA BOD meetings:

- February 14, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA
- March 13, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA.

10. The meeting adjourned at 9 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report