



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

1. Mr. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7 pm, Feb 12, 2009 in the Tabb Library meeting room, Yorktown, VA. Personnel in attendance were:

President: Dave West
Vice President: Chad Busdeker
Member at Large: Ron Maddox
Member at Large: Christel Doucette
Stormwater Management / CERT: Lou Lafrenaye
Architectural Review Committee: Jennifer Wong
Lake Maintenance Committee: Bob Spell and Dan and Sylvia Harrington
Newsletter Editor: Shirley Flanagan
Website: Clint Flanagan
Cox & Lee Mgt: Rob Cox

2. Mr. West opened the meeting with request for any comments on minutes of the previous meeting. Bob Spell said his edits needed to be included and the BOD agreed to amend the minutes. The BOD then approved the minutes from January.

3. There were no additional homeowners present to discuss homeowner issues.

4. **Treasurer's Report:** Mr. David West handed out copies of the treasurer's report, as of 2/06/09. A brief review of the report was conducted and no anomalies were detected. Interested homeowners can contact any BOD member if they wish to have a copy of the treasurer's report.

5. **York County Sheriff's Department Presentation:** Much of the available meeting time was dedicated to presentations by the York County Sheriff's office. Officers Russell and Rossen discussed specific Tabb Lakes crime statistics, as well as relevant York County trends. Crime prevention was briefly discussed and the Officers offered to return and present their full slide deck. Many thanks to the York County Sheriff's department in supporting our HOA and BOD.

6. **Committee Reports:**

a. Architectural Review – Jennifer Wong reported one ARC request was approved:

b. Grounds Maintenance – no chair at present.

c. Lakes Management – After a brief discussion, the BOD voted to accept the maintenance proposal for the fountain in lake #2. The cost discussed was \$695

d. Neighborhood Watch – Christel reported 2 crime watch alerts.

e. Newsletter Editor– Shirley reported she had republished the meeting schedule and has started to contact individuals concerning upcoming articles.



- f. Website Editor- Clint reported he had made several minor changes to the site, including updating phone numbers and content. Clint also published the previous meeting minutes.
- g. Stormwater and CERT – Lou Lafrenaye gave highlights of the tour he gave to BOD members and CERT org got their packet radio operational which would provide a critical communications capability after a major disaster. Mr. David West proposed that at a future meeting, the BODs discuss the thinning of trees along lake #2 to reduce the leaf load being dropped into the lake.
- h. Welcoming and Activity Committees – no Welcoming or Activity Committee report.

7. **Old Business** -

The grounds maintenance contract was renewed.

8. **Cox & Lee Management Report** – Mr. Rob Cox was present, reminded the Board of the Association Management company name change from Lee Property Management to Cox & Lee Management. Per the TLHA/Management Company updated 2009 agreement, no inspection was made in February. Mr Cox reviewed the January 14 2009 violations report. Due to time getting very short, the meeting moved to new business.

9. **New Business**: Only a few mins were left to review items that will be reviewed in upcoming meetings.

- a. Shallow Lagoon Carport Covenants Issue will continue investigation.
 - b. Continuing discussions on grandfathering certain split-rail fences.
 - c. Brief review of lawsuit against Tabb Lakes
 - d. Covenant inspections will need guidance on mailbox requirements.
 - e. The next BOD meeting is scheduled for Thursday, 12 March. Mr. Maddox will schedule the meeting room with the Tabb Library. (Update: 12 March booked by county.. will have to reschedule)
 - f.
10. The Board of Directors meeting adjourned at 9:00 pm.

Respectfully submitted by: Ron Maddox, Member at Large, on 02/22/2009.