



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, Jul 10, 2009 in the Tabb Library meeting room, Yorktown, VA.

Personnel in attendance were:

President: Dave West
Vice President: Ron Maddox
Member at Large: Bob Spell
Member at Large: Bill Hopkins
Treasurer: Charles Rossi
Stormwater Management / CERT: Lou Lafrenaye
Architectural Review Committee: Jennifer Wong
Lake Maintenance Committee: and Dan and Sylvia Harrington
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. There were no comments on the minutes as recorded and the BOD then approved the minutes from June.

3. Homeowners Issues: Mr. Moxley's were present to discuss to the installation of stone look siding which was a change from the original siding therefore required an ARC approval. Post installation, Mr. Moxley filed an ARC request and the board decided to table the decision on action till the next monthly board meeting.

4. **Treasurer's Report:** Mr. Rossi handed out copies of the treasurer's report, as of 7/30/09. 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. Good news was that every occupied home in Tabb Lakes has paid the yearly dues.

5. **Committee Reports:**

a. Architectural Review – Jennifer Wong reported on activities. Due to complexity and number of issues, it was recommended that the BOD and ARC meet in a separate meeting to more completely review compliance issues and covenant interpretations.

b. Grounds Maintenance – no chair at present.

c. Lakes Management – Continuing maintenance activities by VLM. No outstanding problems.

d. Neighborhood Watch – Comment that chair sent out email alerts concerning a few instances of mailbox vandalism.

e. Newsletter Editor– continuing operations with no problems



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- f. Website Editor- Continuing operations with no problems. Clint spoke about the utilization of Google Docs to provide additional capabilities.
- g. Stormwater and CERT – Lou Lafrenaye gave the good news that Tabb Lakes is a CERT Certified Community. Congratulations to the team for achieving this for the community. The Emergency Response Group is putting on a presentation for Hurricane Preparedness and Home Safety on Aug 12th. Info will be placed on the web site.

7. **Old Business** -

Mr. Maddox reported that the TLHA reserve study is progressing and should be ready to begin draft reviews in September.

8. **Cox & Lee Management Report** – Mr Cox reviewed the July 6th 2009 violations report. The Board recognized that it owed Mr. Cox guidance on several report line items and agreed to meet before the next meeting to discuss some of the issues.

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

- a. Brief review of lawsuit against Tabb Lakes
- b. Covenant/ARC enforcement options

10. The Board of Directors meeting adjourned at 9:00 pm.

**** IN RESPONSE TO LIBRARY STAFF CONCERNS, EVERY ATTEMPT SHOULD BE MADE TO ADJOURN OUR MEETINGS AT 8:50 AND CLEAR THE ROOM AS SOON AS POSSIBLE****

Respectfully submitted by: Ron Maddox, VP, on 08/16/2009.