



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

1. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm, Jan 5, 2010 in the Tabb Library meeting room, Yorktown, VA.

Personnel in attendance were:

President: Dave West
Vice President: Ron Maddox
Member at Large: Bob Spell
Newsletter: Shirley Flanagan
Stormwater Management / CERT: Lou Lafrenaye
Treasurer : Charles Rossi
Website: Clint Flanagan
Cox & Lee Mgt: Rob Cox

2. D. West opened the meeting with request for any comments on minutes of the previous meeting in November (there was no meeting in December). There were no comments on the minutes as recorded and the BOD then approved the minutes from November.

Before proceeding with the meeting, an election was held for Board positions, as required by the bylaws.

Election results:

President: Dave West
Vice President: Ron Maddox
Member-at-Large: Bob Spell
Member-at-Large: Bill Hopkins
Secretary (non-Board member): Charles Rossi
Treasurer (non-Board member): Charles Rossi

3. **Homeowners Issues**: none

4. **Treasurer's Report**: C. Rossi presented the report for November and December 2009. A brief review of the report was conducted and the report was accepted by the Board, with the understanding that the November bill from Cox & Lee Management had not been paid yet.

5. **Committee Reports**:

a. **Architectural Review** – No chair at present. D. West is handling ARC requests. He has recently approved submittals for a fence and a driveway extension. Since no resident has volunteered to take over ARC duties, D. West and R. Maddox and C. Flanagan will work up a proposal for Cox & Lee Management to do the necessary work.

b. **Grounds Maintenance** – No chair at present.

c. **Lakes Management** – B. Spell will distribute Nov. and Dec. reports via e-mail.



- d. Neighborhood Watch – The Sheriff’s office has announced that arrests have been made in connection with a number of recent vehicle break-ins.
- e. Newsletter Editor– Newsletters are scheduled for Jan, April, July, and September. The deadline for article submission for the Jan. newsletter is Jan.18. The Sept. newsletter will contain the announcement for the Annual Meeting in Oct.
- f. Website Editor- the Association website will be updated to accommodate recent changes to the York County website. The e-mail listings will be revised to reduce the amount of Spam being received by Board members.
- g. Stormwater – We had a major rainfall event on 11-13 Nov due to a late season Nor' Easter. Approximately 11" of rain fell in our area. The lakes rose about 31" but the upgraded drainage system was able to handle the load. No road or home flooding was observed. In comparison, the last flooding event we had was Sept 2006 during Tropical Storm Ernesto, when 10" of rain fell. At that time, the lakes rose 54" and we had road and home flooding. Due to the large amount of rainfall during the past few months, the ground is already saturated, so any future rain storms or wind storms will have a greater effect on our neighborhood.
- h. CERT – L. Lafrenaye will send out info on upcoming Red Cross training. He also mentioned that he intends to develop a program to deal with winter weather emergencies.

7. **Old Business** -

- a. 806 Tabb Lakes Drive – R. Cox will re-format the letter for fines to list every violation as a separate line item, each with a separate fine. In the current format, the entire letter is invalidated whenever a single violation is corrected.

8. **Cox & Lee Management Report**

- a. R. Cox reviewed the report from his Jan. 4 inspection. Mold citations will re-start in March. Boats and Trailers will continue to be cited now.

9. **New Business:**

- a. Fukawa case – D. West will meet with our lawyer.
- b. Scotty’s Lawn Care contract renewal – New contract has not been received yet. If there is no price increase, it will be renewed.
- c. Virginia Lake Management contract renewal – New contract has not been received yet.
- d. 2010 Dues mailing – C. Rossi to provide D. West with the current name/address list. D. West will print the letters and envelopes. The rates will be the same as last year (\$163.50 for lakeside homes; \$144.90 for non-lakeside homes).



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- e. Filling empty positions – The Board will continue to function with 4 members (the 3 members present plus Bill Hopkins) until a resident volunteers for the 5th position (which would be a Member-at-Large)

The meeting adjourned at 8:45 pm.

The next meeting date is TBD.

Submitted by C. Rossi, Secretary, on 02/19/2010.