



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 5:30 pm, Feb 19, 2010 at his home (101 Tiger Paw Path, Yorktown, VA).

Personnel in attendance were:

Dave West [President]
Bob Spell [Board Member-at-Large and Lake 1 Maintenance Chair]:
Bill Hopkins [Board Member-at-Large and Grounds Maintenance Chair]
Charles Rossi [Secretary and Treasurer]
Gary Porter [Lake 2 Maintenance Chair]
Rob Cox [Cox & Lee Mgt]

Board Member(s) absent: Ron Maddox [Vice-President]

2. D. West opened the meeting with request for any comments on minutes of the previous meeting in January. There were no comments on the minutes as recorded and the BOD then approved the minutes from January.

3. **Homeowners Issues**: none

4. **Treasurer's Report**:

- a) C. Rossi presented the monthly income & expense report for Jan 2010. A brief review of the report was conducted and the report was accepted by the Board.
- b) The annual audit conducted by Burks' Bookkeeping was also presented. The overall audit results were Satisfactory, with six observations noted regarding the recording of expenses and income. The Treasurer will implement the auditor's recommendations to improve our record keeping. A copy of the report will be provided to the Tabb Lakes Web Site Manager and to Cox & Lee Mgmt.
- c) Annual dues – as of Feb. 19, 270 out of 446 checks have been received.

5. **Committee Reports**:

a. **Architectural Review** – No chair at present. D. West is handling ARC requests. 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** – The landscape timbers alongside the Lake 1 trail need to be replaced. B. Hopkins will contact Tony Soares to see if this project can be done by the Boy Scouts.

c. **Lakes Management** – Virginia Lake Management (VLM) has submitted a proposal to replace the Lake 2 fountain at a cost of \$7,370. This fountain has reached the end of its lifespan and will require frequent repairs to continue to function. B. Hopkins asked whether a previous board had voted to not replace the fountains when they failed. G.. Porter confirmed that, but added that a subsequent board then agreed to retain the



fountains so they would mask the noise produced by the air compressors which feed the diffuser systems (at least one of the compressors is located on a lakeside resident's lot). The cost of relocating the air compressors to a common area controlled by the association was found to be significantly greater than replacing the fountains. The Board agreed that the fountains are an integral part of Tabb Lakes' "identity" and should be maintained or replaced as necessary. G. Porter reported that VLM had stated that the current electrical system is adequate to power new fountains. B. Spell will ask VLM whether there is any cost advantage to replacing both fountains at once, vs. replacing #2 now and #1 at some future time when it is no longer practical to repair it. A decision will then be made by the Board regarding the workscope for VLM. The money for the fountain replacement(s) will come from the Lake Fund, since it is a Capital Expense.

d. Neighborhood Watch – no report

e. Newsletter Editor– no report

f. Website Editor - no report

g. Stormwater – (e-mail from Lou Lafrenaye) The outflow pipes have handled recent rain events well. However, the ground is now saturated and water is running directly into the lakes instead of being absorbed by the ground. The Stormwater Committee will continue to monitor the outflow system whenever heavy rain is expected.

h. CERT – (e-mail from Lou Lafrenaye)

- 1) The CERT portion of the Tabb Lakes website has been updated and improved;
- 2) The CERT Standard Operating Procedure will be expanded to address winter storm events and loss of electrical power for an extended time;
- 3) York Co. Dept of Fire and Life Safety is updating its list of CERT graduates. L. Lafrenay is contacting each graduate to ensure they want to be on the County list for e-mail messages
- 4) The next CERT class presented by York County starts on March 3; links are on our website.

7. **Old Business** -

- a. 806 Tabb Lakes Drive – Currently in compliance.

8. **Cox & Lee Management Report**

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

9. **New Business:**

- a. Scotty's Lawn Care contract renewal – New contract has not been received yet. If there is no price increase, it will be renewed.



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

- b. Covenant enforcement – a recent survey of the neighborhood revealed approximately 90 violations for mold, rusty basketball hoops, neglected or moldy mailboxes, trash cans in front of the house, discolored roofs, and rusty chimney caps. A letter will be sent to all households reminding residents to pay attention to these items and stating a time line for correcting violations before a formal notice will be issued. D. West will compose the letter, the Board will review it, and Cox & Lee Mgmt. will distribute it.

The meeting adjourned at 6:45 pm.

The next meeting date is TBD.

Submitted by C. Rossi, Secretary.

Approved by the Board of Directors on 3/18/2010.