



1. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm, Mar 18, 2010 at the Tabb Library.

Attending were:

Dave West [President]
Ron Maddox [Vice-President]
Bob Spell [Board Member-at-Large and Lake 1 Maintenance Chair]:
Charles Rossi [Secretary and Treasurer]
Clint Flanagan [website]
Shirley Flanagan [newsletter]
Rob Cox [Cox & Lee Mgt]

Board Member(s) absent: Bill Hopkins, Ellis Sharadin [Members-at-Large]

2. D. West opened the meeting with request for any comments on minutes of the previous meeting in February. A correction was made to the Old Business section and the BOD then approved the minutes from January.

3. **Homeowners Issues**: the BOD voted to cease pursuing any fine payments from 806 Tabb Lakes Drive.

4. **Treasurer's Report**:

- a. C. Rossi presented the monthly income & expense report for Feb 2010. A brief review of the report was conducted and the report was accepted by the Board.
- b. Annual dues – as of Mar 18, payments have been received from 408 out of 446 homeowners. Reminder letters have been mailed to delinquent homeowners.

5. **Committee Reports**:

- a. Architectural Review – No chair at present. D. West is handling ARC requests. In the past month, D. West has approved two requests for siding changes, one request for a roof replacement, and one request for driveway paving. Since no resident has volunteered to take over ARC duties, D. West and R. Maddox will work up a proposal for Cox & Lee Management to do the necessary work. D. West will convene a separate meeting for this.
- b. Grounds Maintenance – The landscape timbers alongside the Lake 1 trail need to be replaced. B. Hopkins has not yet contacted Tony Soares to see if this project can be done by the Boy Scouts.
- c. Lakes Management – Fountain #1 is currently not operating, due to electrical problems. Virginia Lake Management (VLM) has submitted a proposal to replace both fountains at a cost of \$13,042. The BOD approved a motion to authorize VLM to replace both fountains.
- d. Neighborhood Watch – no report



- e. Newsletter Editor– the next newsletter will be published in April.
- f. Website Editor– C. Flanagan is continuing to work on reducing the amount of e-mail spam some board and committee members are receiving via their Tabb Lakes accounts.
- g. Stormwater – a homeowner on Leslie Lane reported that the ditch running between the back yards of the homes on Leslie Lane and Bridgewood Drive is partially blocked with debris. The BOD decided that the Association is not responsible for maintaining elements of the drainage systems that are on private property, such as this. R. Maddox will speak with the homeowner to try to co-ordinate actions by the affected homeowners to correct the problem.
- h. CERT – no report

7. **Old Business** - none

8. **Cox & Lee Management Report**

- a. D. West will issue a 2nd General Notice to homeowners in late March addressing covenant enforcement, similar to the General Notice that was distributed in late February. The 2nd General Notice will include a reminder that the moratorium on maintenance issues will expire on April 30 2010
- b. R. Cox will be on vacation April 7-27. The April drive-through inspection will be conducted by Charles Lee if R. Cox is unable to complete the inspection before April 7. The inspection will update the Board on the status of the 110+ homes identified with maintenance issues in the March 2010 report.
- c. There will be no ‘friendly reminder’ or other covenants compliance notices issued in April. Citation notices will resume after the May 2010 inspection.
- d. In April the Board will meet to agree on the strategy for the way forward. The options include identifying the worst cases and issuing notices only to those cases, issuing notices to all cases, or some position in between.
- e. Some of the details regarding citations were discussed – it was decided that all correspondence should include an up-to-date summary of ALL outstanding violations.

9. **New Business:**

- a. BOD approved the Community Yard Sale date of May 22
- b. The split-rail fences alongside Hundley Drive have been determined to be on private (homeowners’) property; therefore, the Association is not responsible for their maintenance.
The BOD confirmed a previous discussion concerning the status of ‘Split-Rail Fences’. They are considered to be landscaping features that do not come under the ARC rules for true fences.
- c. D. West initiated a discussion regarding whether the BOD should request the County to add Tabb Lakes to the list of sub-divisions in which street-parking of Commercial



Tabb Lakes Homes Association

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Vehicles, Passenger-Carrying Vehicles (i.e., limousines), or Recreational Vehicles is prohibited (see County Code, Article III, Section 14-48). This was prompted by a recent incident on Tiger Paw Path in which drivers' visibility was impaired by large commercial vehicles parked alongside the road. The discussion did not result in any motions – some BOD members felt that additional government involvement in Tabb Lakes was unnecessary.

The meeting adjourned at 8:45 pm.

Next meeting date & location: April 20, 2010 @ Tabb Lakes Library.

Submitted by C. Rossi, Secretary.

Approved by the Board of Directors on April 20, 2010

DRAFT