



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, May 27, 2010 at the Tabb Library.

Attending were:

Dave West [President]

Ron Maddox [Vice-President]

Bob Spell [Member-at-Large and Lake 1 Maintenance Chair]:

Bill Hopkins [Member-at-Large]

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

Lou Lafrenaye [Stormwater/CERT Committee Chair]

Charles Rossi [Secretary and Treasurer]

Rob Cox [Cox & Lee Mgt]

2. D. West opened the meeting with request for any comments on minutes of the previous meeting in April. With no comments, the minutes were unanimously approved by the Board members.

3. **Homeowners Issues:** Regarding the ongoing dispute between 205 Heath Place and 203 Heath Place: D. West will send a letter to both homeowners advising them to consult VA codes and recusing the Assn from issuing legal advice. BOD also agreed to task the HOA attorney, Mr. Miller, to write the owners and outline the legal limits on the Association's obligations, which do not include refereeing property feuds.

4. **Treasurer's Report:**

- a. C. Rossi presented the monthly income & expense report for April 2010. A brief review of the report was conducted and the report was accepted by the Board.
- b. Annual dues – as of May 27, payments have been received from 440 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.
- b. Grounds Maintenance – The landscape timbers alongside the Lake 1 trail need to be replaced.
- c. Lake Management - Both fountains have been replaced, at a cost of \$13,642. Funds will be withdrawn from the Lake bond fund to pay for this.
- d. Neighborhood Watch – no report
- e. Newsletter Editor– no report



- f. Website Editor – no report
- g. Stormwater –
Completed Stormwater hurricane prep checklist. Drainage areas are in good shape for response to heavy rain.
 - All manhole covers checked (14).
 - Area between Leslie Lane and Bridgewood checked.
 - Outflow area / outflow pipes functioning properly.
 - Down stream area good.
 - County crews routinely checking our neighborhood for problems.
- h. CERT-
 - Ken Harris graduated from CERT. There are now 20 CERT-trained members on the committee.
 - Phil Hess completed a CERT TRIAGE workshop administered by Newport News. We will work on updating some of our documentation paperwork based on his experience.
 - L. Lafrenaye completed a Cross class on disaster assessment. We will maintain the forms on hand in case we are asked to assess our neighborhood,
 - We now have digital amateur radio capability up and running. We test this weekly.
 - Sent out June Red Cross class schedule.
 - Submitted articles to newsletter.
 - Requested 450 copies of 2010 Hurricane Evacuation guide from VDEM
 - This week is Hurricane Prep week. Tax free items...
 - Next Emergency Response Committee meeting is on 15 June at the Tabb Library

7. **Old Business** - none

8. **Cox & Lee Management Report**

- a. Reviewed criteria for various covenant violations and agreed on work scope and lead time for correcting violations.

9. **New Business**: - none

The meeting adjourned at 8:45 pm.
June meeting date & location TBD

Submitted by C. Rossi, Secretary.

Approved by the Board of Directors on June 24, 2010