



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, **June 25, 2010** at the Tabb Library.

Attending were:

Dave West [President]

Ron Maddox [Vice-President]

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

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

Clint Flanagan [Webmaster]

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 May. With no comments, the minutes were unanimously approved by the Board members.

3. **New Homeowner Issues**: none

4. **Treasurer's Report**:

- C. Rossi presented the monthly income & expense report for May 2010. A brief review of the report was conducted and the report was accepted by the Board.
- Annual dues – as of June 25, payments have been received from 443 out of 446 homeowners. A certified letter has been mailed to the 1st delinquent homeowner, a partial payment has been received from the 2nd, and the 3rd has initiated bankruptcy proceedings.

5. **Committee Reports**:

- a. **Architectural Review** – No chair at present. D. West is handling ARC requests. Some fences and outbuildings have been approved. D. West will work on a proposal to have Cox & Lee Mgt take over the ARC duties.
- b. **Grounds Maintenance** –
 - D. West will coordinate with the Maintenance Committee chair, Bill Hopkins, to contact Scotty's Landscaping regarding the replacement of the landscape timbers alongside the Lake 1 trail, and annual contract renewal.
 - R. Maddox will work on the rebar that is protruding from the existing landscape timbers alongside the Lake 1 trail.
 - The lights at the Rt. 134 entrance need checking, one is possibly out. Bill Hopkins to be notified
 - Power washing of entrance signs to be coordinated once the hot weather passes.
- c. **Lake Management** -



- Lake water is suitable for lawn irrigation, but not for use in vegetable gardens. D. West to compose and print letter to lakeside residents, B. Spell to stamp and mail.
 - Using swans to control the Canada geese will be postponed until the Spring, to allow the swans to become acclimated.
- d. Neighborhood Watch – no report
- e. Newsletter Editor– next newsletter will be published in July. Article deadline is July 26
- f. Website Editor– the website has a link to Products & Services that are recommended by homeowners. This does not reflect an endorsement of these Products and Services by the BOD.
- g. Stormwater – nothing to report
- h. CERT-
- The Committee met on June 15 to discuss the hurricane season forecast, hurricane preparation.
 - The Committee will distribute the VDOT Hurricane Evacuation Guide to each home by the end of July. An additional page will be inserted with particular details regarding preparations appropriate for this area.
 - The Committee will plan a neighborhood exercise for August-September time frame
 - All past Newsletter articles will be posted on the CERT website
7. **Old Business** – a letter from our lawyer has been sent to 203 Heath Place and 205 Health Place to declare that the HOA is not involved in resolving the dispute between the homeowners.
8. **Cox & Lee Management Report**
- Reviewed latest citation list
9. **New Business:**
- Residents have recently been communicating directly with Virginia Lake Management regarding lake maintenance issues, instead of bringing them to the attention of the BOD. This is time-consuming for VLM and may give VLM conflicting information or direction. In the letter that is being sent to lakeside residents regarding irrigation, residents will be reminded that any inquiries or concerns regarding any HOA contractor should be routed through the BOD.

The meeting adjourned at 8:45 pm.
Next meeting July 22

Submitted by C. Rossi, Secretary.