



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, **July 22, 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]

Shirley Flanagan [Newsletter]

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 present.

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 some corrections were made regarding the source of funds for the recent lake fountain replacement and correct accounting for the annual transfer of funds to the Lake Maintenance Fund. With 3 months left in the fiscal year, we are approximately \$6,000 under-budget on Expenses, and \$2,500 over-budget on Income. Expenses average about \$4,000/month, so we will probably end the year about \$4,000 'in the red'. This will be easily absorbed by the surplus we have built up over the years. The report was accepted by the Board.
- Annual dues – as of July 22, full payments have been received from 443 out of 446 homeowners. A certified letter has been mailed to one delinquent homeowner, monthly payments are being received from another, and the 3<sup>rd</sup> has initiated bankruptcy proceedings.

5. **Committee Reports**:

- a. **Architectural Review** – No chair at present. D. West is handling ARC requests. D. West will work on a proposal to have Cox & Lee Mgt take over the ARC duties. A special BOD meeting will be held July 27 to discuss.
- b. **Grounds Maintenance** –
  - The Lake 1 trail and bench areas have been redone by Scotty's Landscaping – new timbers have been installed, along with some re-mulching.

- The Board approved renewal of the annual contract with Scotty’s Landscaping. Price remains \$450/month.
- c. Lake Management - The letters sent out recently to lakeside homeowners apparently had the desired effect – direct communications between individual homeowners and Virginia Lake Management have ceased.
- d. Neighborhood Watch – no report
- e. Newsletter Editor - article deadline is Aug 2
- f. Website Editor – recent tests conducted to verify correct e-mail addresses were successful
- g. Stormwater –
  - Lakes are about 12” low; trash and sediment visible near all outlets & inlets
  - County crews cleaned the area in early July. No problems reported
  - Web page will be updated with new pictures and narrative.
- h. CERT-
  - Committee will ask for volunteers to distribute new VDOT Hurricane Evacuation Guide and a brochure prepared by the committee addressing “Preparing Home for Hurricane”
  - Completed plan for responding to an ice storm or an extended power loss. Copies were provided to York County Fire & Life Safety for review, and to the Tabb Lakes Board.
- i. Welcome - D. West will talk to Tracy Payne about taking the Chairman position. The -of-the-Month program may be included under this committee.

7. **Old Business** – none

8. **Cox & Lee Management Report**

- Reviewed latest citation list
- Discussed options for dealing with recurring problems that affect the appearance of the community or the general welfare (health)

9. **New Business:**

- D. West will talk to Steve Frodsham to see if he will join the Board.
- Since we have at least one BOD member who is a member of the YMCA, we have a meeting room available there for our use.

The meeting adjourned at 8:45 pm.  
Next meeting Aug 10

Submitted by C. Rossi, Secretary.