



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
June 15, 2020**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:03 pm. The meeting was held via Zoom in accordance with Amendment 28 to the House Bills 29 and 30 during the State of Emergency due to the coronavirus pandemic.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Ron Maddox: Member-at-Large
Samuel Ray: Member-at-Large
Ruhana Saif: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Clint Flanagan: Website Coordinator
Angela Hurst: Beautification Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Neal VanHouten: Neighborhood Watch Coordinator
John Noble: Lakes Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
Shirley Flanagan: Newsletter Editor

There were 6 homeowners in attendance, representing 5 different properties.

2. **Approval of Previous Minutes**: Mr. Ebert made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held May 19, 2020.

3. **Home Owner Forum**: Several homeowners addressed the Board.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported that the May newsletter went out in both hardcopy and to those on the email distribution list.
- b) **Website Editor**: Mr. Flanagan reported in addition to the usual website maintenance he reconfigured the email lists and sent several email messages to homeowners.
- c) **Beautification Committee**: Ms. Hurst reported the May Yard of the Month winners were James and Darlene Heinz at 405 Bridge Wood Dr.

APPROVED MINUTES



- d) Lakes Management: Mr. Noble emailed his report that the lake herbicide treatment is complete and the water can now be used for irrigation. The lakes management contractor is currently addressing the algae and equipment issues.
- e) Storm Water: Mr. Lafrenaye emailed no new developments.
- f) CERT: Mr. Lafrenaye emailed no new developments.
- g) Welcoming Committee: Mr. Ebert reported he has welcomed five (5) new residents since the last Board meeting.
- h) Neighborhood Watch: No coordinator present; no report given.
- i) Grounds Maintenance: Ms. Knaub reported no new developments.
- j) Architectural Review (ARC): Ms. Knaub reported there have been seven (7) ARC requests approved since the last Board meeting.
- 205 Heath Place — Replace deck w/a larger one
 - 404 Tabb Lakes Dr. — Deck & patio w/firepit
 - 219 Gardenville Dr. – Wrap trim
 - 121 Leslie Ln – Add fence & gates across front to join w/ both neighbors' side fence
 - 300 Monty Manor – Above-ground pool
 - 205 Heath Place – Replace shed w/ a 8' x'12' shed
 - 310 Tabb Lakes Dr. – Pave driveway apron
- k) Covenants Compliance: The Board discussed several covenants compliance issues in Executive Session at the end of the meeting.
- While inspections will continue on their normal schedule, reasonable extensions to deadlines are being given for homeowners who request them due to the coronavirus pandemic.
5. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the Board. 99% of all annual assessments have been paid.
6. **Old Business**
- Fishing on the Lakes: Board members and homeowners reported a decrease in non-Lake 2-residents fishing on Lake 2.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.



7. **New Business:**

- **Fishing Pier:** In response to the increased number of neighborhood residents expressing an interest in fishing in the lakes, Mr. Ebert made a motion that was seconded and unanimously approved to investigate possible designs and locations for a fishing pier to be built on Lake 1.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, July 21, 2020 at 7:00. Libraries have closed all meeting rooms through at least July, so even if the state restrictions have been lifted the meeting will be held via Zoom.

9. **Executive Session:** At 7:53 pm a motion was made, seconded and unanimously approved to move into executive session for the purpose of discussing four properties with outstanding covenants compliance violations. Upon exiting the executive session, the Board approved the following actions in open session:

- Property 1: Homeowner will be contacted for more information regarding plans to remedy violations.
- Property 2: Homeowner will be contacted to provide a firm plan of progress to be made in the next 30 days.
- Property 3: Homeowner will be sent an additional letter regarding violations and Ms. Knaub will continue to try to meet with homeowner in person.
- Property 4: Association's attorney will be contacted to confirm that a previously obtained injunction will allow the Association to hire a contractor to remedy the violation at the property if it continues. The homeowner would be responsible for reimbursing the Association for costs incurred.

10. **Adjournment:** Mr. Ebert adjourned the meeting at 8:17 pm.
Submitted by Victory Community Management, Inc.