



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting
June 15, 2021**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:06 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
Samuel Ray: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Angela Hurst: Beautification Coordinator
Jeffrey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ruhana Saif: Member-at-Large
Ron Maddox: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Neal VanHouten: Neighborhood Watch Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator

Homeowners Present: The homeowners of one property were in attendance.

2. **Approval of Previous Minutes**: Mr. Ebert made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held April 20, 2021. There was not a quorum of board members present at the May meeting, therefore there are no May meeting minutes to approve.

3. **Homeowner Forum**: The homeowners addressed the board to request an exception to the TLHA Rules & Regulations.

4. **Committee Reports**:

- a) **Newsletter Editor**: No report given; no coordinator present.
- b) **Website Editor**: Mr. Flanagan emailed his report that he completed maintenance on the web site, updated the homeowner databases, and sent out a couple of e-community emails.
- c) **Beautification Committee**: Ms. Hurst reported the June Yard of the Month award was given to the Watkins family at 131 Leslie Lane.
- d) **Lakes Management**: Mr. Payne reported he completed his monthly check of the lake and shoreline. No issues were reported.
- e) **Storm Water**: Mr. Lafrenaye emailed his report that some tree/bush removal is needed at the outflow area on Lake 1. The board requested he obtain several estimates for the work.

APPROVED MINUTES



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- f) CERT: Mr. Lafrenaye emailed his report that three CERT graduates from Tabb Lakes recently assisted at a nearby COVID-19 vaccination clinic.
 - g) Welcoming Committee: Mr. Ebert reported there has been one (1) new resident to welcome since the last Board meeting.
 - h) Neighborhood Watch: No report given; no coordinator present.
 - i) Grounds Maintenance: Ms. Knaub reported no new developments.
 - j) Architectural Review (ARC): Ms. Knaub reported there has been 1 ARC request approved since the last board meeting:
309 Gardenville Dr. – 6' wooden privacy fence
 - k) Covenants Compliance: The summary report from the latest covenants compliance inspection was emailed to the board prior to the meeting.
6. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the board. 99% of 2021 Annual Assessments have been paid.
7. **Old Business**
- Shoreline Maintenance: A timeline for drafting a policy resolution regulating homeowners' maintenance of the shorelines was discussed.
 - Neighborhood Signage: No new updates.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**:
- Backyard Use Rules: After discussion, this business item was closed. No action taken.
- Executive Session**: A motion was made, seconded, and unanimously approved to move into Executive Session for the specific purpose of considering the request made by participants in the Homeowner Forum.
- Upon exiting the Executive Session, a motion was made, seconded, and unanimously approved to grant the homeowners a waiver to park their recreational vehicle on their property in such a way that does not comply with the TLHA covenants for a period of one year. At the end of the one-year period, the vehicle, if still parked on the property, must be parked in compliance with the covenants. The one-year period shall end on June 30, 2022.
9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, July 20, 2021 at 7:00. The meeting will be held via Zoom.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:14 pm.

Submitted by Victory Community Management, Inc.

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