



## **Board of Director's Monthly Meeting**

**June 18, 2024**

**1. Call to Order:** Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:01 pm. The meeting was held in the Coventry Elementary School library.

Personnel in attendance:

Keith Ebert: President  
Jennifer Kurr: Vice-President  
Tim Burke: Member-At-Large/Lake 1 Coordinator  
Dane Royal: Member-At-Large  
Clint Flanagan: Web Services Coordinator  
Jefferey Payne: Lake 2 Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Mary Van Houten: Member-At-Large  
Charles Rossi: Secretary/Treasurer  
Angela Hurst: Beautification Coordinator  
Lou Lafrenaye: Stormwater/NEPC Coordinator  
Shirley Flanagan: Newsletter Editor

Homeowners Present: There were no additional homeowners present at the meeting.

**2. Open Forum:** No questions asked, no comments made.

**3. Approval of Previous Minutes:** Mr. Ebert made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held on May 21, 2024.

**4. Committee Reports:**

- a) Newsletter Editor: Mr. Flanagan reported for Ms. Flanagan that there are no new developments.
- b) Web Services Coordinator: Mr. Flanagan reported no new developments.
- c) Beautification Committee: Ms. Hurst emailed her report that the June Yard of the Month was awarded to 106 Heath Place, the Kepics Family.
- d) Lakes Management: Mr. Burke and Mr. Payne reported on the status of the lake equipment. All equipment is currently operational. A diffuser on Lake 1 has been replaced via the warranty.
- e) Storm Water: Mr. Lafrenaye emailed an extensive report about the York County Capital Improvement Project (CIP – PW 631) that includes several improvements to the Tabb Lakes stormwater system. The board approved reimbursing Mr. Lafrenaye up to \$35.00 for the purchase of herbicide to take care of shrubs growing along the entrance to the trail.
- f) NEPC: Mr. Lafrenaye reported via email that he and Mr. Hess have determined their portable HAM radios have sufficient range to be used by teams throughout Tabb Lakes during an emergency if cell towers were to be damaged.
- g) Welcoming Committee: Mr. Ebert reported there have been no new residents to welcome to the neighborhood since the last meeting.

APPROVED MINUTES



- h) Neighborhood Watch: No report submitted.
- i) Grounds Maintenance: Ms. Knaub reported several plants on the north side of the Tabb Lakes Dr. entrance have died and will be removed.
- j) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests approved since the last board meeting:
- 935 Tabb Lakes Dr. — Widen driveway and install a parking pad next to the house
  - 101 Richard Run — Replace wooden privacy fence with a white vinyl privacy fence
- k) Covenants Compliance: Ms. Knaub reported on the most recent covenants compliance inspection. Many shorelines have been brought into compliance with the shoreline maintenance regulations.
5. **Treasurer's Report**: Ms. Knaub presented the Treasurer's Report for May. 97% of the 2024 assessments have been received.
6. **Old Business**
- Neighborhood Signage: Ms. Knaub reported she will be meeting the sign installer on-site to review each of the installation locations.
  - Governing Documents Revision: Ms. Knaub reported she will schedule a meeting with the committee soon.
  - Potential Online Payment System: Mr. Ebert reported no new developments.
  - VDOT Update: Ms. Knaub reported the VDOT superintendent will be coming to evaluate additional ditches in the neighborhood.
  - Neighborhood Watch Committee Duties & Responsibilities: Board members were asked to review the revised document that was distributed via email.
  - Open Items from Previous Meetings: The Board reviewed the Open Items.
7. **New Business**:
- Potential Neighborhood Improvements: Mr. Royal proposed several additions to the neighborhood's amenities. He will submit an article for the next edition of the newsletter to solicit resident input.
8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, July 16, 2024, at 7:00 pm at the Coventry Elementary School library. The library has been reserved for the remaining 2024 board meetings.
9. **Adjournment**: Mr. Ebert made a motion, which was seconded and unanimously approved to adjourn the meeting at 7:26 pm.

Submitted by Victory Community Management, Inc.

APPROVED MINUTES