



Tabb Lakes Homes Association  
P.O. Box 8088  
Yorktown, VA, 23693  
<http://www.tabblakes.org>

1. Mr. Porter convened the Tabb Lakes Homes Association Board of Directors meeting at 7:06 PM, July 12, 2007, in the second floor conference of Mid-Atlantic Properties. Personnel in attendance were:

President: Mr. Gary Porter  
Vice President: Mr. Dave Otto  
Secretary: Mr. Art Johnston  
Member-At-Large: Mr. Jim Magnotta  
Member-At-Large: Mrs. Sharon Keplesky  
Treasurer: Mr. Charles Rossi  
Architectural Review Committee: Ms Christel Doucette  
Lake Management Committee: Mr. Frank Robinson  
Newsletter Editor: Mrs. Shirley Flanagan  
CERT / Stormwater Management Committee Chair: Mr. Lou Lafrenaye  
Website Editor: Mr. Clint Flanagan  
Lee Property Management: Mr. Rob Cox

Homeowner(s):

Mr. Kevin Denniger, 103 Elise Place

2. Review/Approve minutes of last BOD meeting. The minutes from the June 7, 2007 BOD meeting were presented to the BOD for approval. The Board approved the minutes provided recommended minor administrative corrections appear in the final version and before posting to the TLHA website.

3. Treasurer Report. Mr. Charles Rossi

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of June 6, 2007. The Board determined the report to be in order and approved the report.

b. Status of Annual Assessment Payments: Total in arrears: 1 (assessment plus late fee)

4. Committee Chair Reports.

a. Activities Committee. Chair: Mrs. Kris Yancy. (Absent) Mr. Porter reported that he coordinated for the emplacement of vehicle counters with the York County Sheriff's Office and VDOT. The vehicle counting devices will be placed at each entrance to Tabb Lakes. The results of the survey will assist the Board with their decision to determine

the optimal placement of Community Event signs where they will be seen by the most residents.

b. Architectural Review Committee (ARC). Chair: Mrs. Christel Doucette

(1) There is no change at 302 Heath Place concerning the fence that was not installed in accordance with County Code (inside facing out). Mr. Porter said he would compose a letter and send it to York County asking them to investigate the matter.

(2) 203 Richard Run has a fence that was not installed in accordance with County Code (inside facing out) and 104 Tiger Paw Path installed a concrete addition to their driveway that does not match the existing materiel. Mr. Porter will compose a letter to the homeowners concerning non-TLHA ARC approved projects and allow 60 days for the homeowners to comply with codes / TLHA covenants - regulations.

c. Grounds Maintenance. Chair: Vacant.

d. Lake Management. Interim Chair: Mr. Frank Robinson. Virginia Lake Management (VLM), during their July 07 inspection, determined the Lake #1 fountain was in a state of disrepair and leaking oil. This was the reason why the fountain had ceased to function. The Board asked for repair and replacement proposals to be presented at the next Board meeting.

e. Neighborhood Watch. Chair: Vacant

f. Newsletter Editor. Chair: Mrs. Shirley Flanagan.

(1) The next TLHA newsletter is scheduled to be published October 1, 2007. The NLT dates for submission of news articles is September 18, 2007.

(2) Thirteen residents received the TLHA newsletter via e-mail vice snail mail during recent distribution of the July 2, 2007 TLHA newsletter.

(3) Mr. Porter asked the Board members that had not yet submitted an article for publication in the newsletter to do so. He also reminded the BOD to send their articles to other BOD members for review.

g. Stormwater Management. Chair: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye contacted Mr. Ross, homeowner, 101 Leslie Lane, regarding the standing water problem in the drainage ditch in front of his home. Mr. Ross wanted to know what impact the water in the ditch and the drainage ditch slope (or lack of) would have during a hurricane. Mr. Ross was informed that the ditch was on VDOT property and they do not have the manpower or time to re-trench ditches in Tabb Lakes. The issue of flooding in Tabb Lakes was also discussed. Mr. Ross was familiar with the flooding issue since he has resided in Tabb Lakes for several years. Mr. Ross was provided with an update on the County's planned work to improve the drainage system. He had no other questions.

(2) The Committee held a meeting the end of June. Topics of discussion included the hurricane checklist refinement and actions to take prior to a hurricane. Mr. Jim Heinz and Mr. Lafrenaye plan to inspect manholes and drainage areas along Bridge Wood Drive, Leslie Lane and Tabb Lakes Drive during the month of July.

h. Community Emergency Response Committee. Chair: Mr. Lou Lafrenaye

(1) The Committee is beginning the distribution of Emergency Information Welcome Packets to new homeowners in Tabb Lakes. The focus of the packet is on hurricane preparation but it also includes fire, tornado, winter weather, pandemic flu and information about the Committee and CERT training.

(2) Several members of the committee plan to attend the Disaster Volunteer Day seminars on 14 July at the Liberty Baptist Church and assist with our display table.

(3) The Committee is currently developing a timeline checklist of actions to take before, during and after a hurricane. Feedback was received from local amateur radio emergency coordinators and members from York County Fire and Life Safety.

(4) The next committee meeting will be held on July 28, 2007 (Saturday), 9:00 to 11:00 AM. The plan is to conduct a "table top" exercise designed to walk through potential scenarios, discuss our checklist, plus discuss GMRS radio use.

i. Website Editor. Chair: Mr. Clint Flanagan.

(1) The TLHA website had 1,160 hits in June.

(2) E-Community: 20 residents signed up. 14 residents requested the digital newsletter option

(3) Mr. Flanagan advised the Board that he had researched and found a better host for our website. His presentation was convincing from a monetary and capability perspective. After some discussion a motion to proceed was unanimously approved by the Board.

(4) Mr. Flanagan volunteered to post Board / Committee position descriptions on the TLHA website. Mr. Porter will forward the necessary information for this purpose.

j. Welcome Committee. Mr. Porter will contact previous Welcome Committee volunteers to determine their interest in assuming duties as the Chair. Mr. Porter also volunteered to write an article in the TLHA Newsletter to solicit a chair for the Welcome Committee.

5. Old Business

a. Reserve Study. Action: Mr. Jim Magnotta. No further action completed. An update will be provided at the next BOD meeting.

b. Status of previously approved additional regulations. The BOD had asked Mr. Darrell Miller, Attorney at Law, to provide an opinion concerning the Year 2000 Board and proposed additional regulations were legal, binding and enforceable. Mr. Miller opined that, "no conflict exists which would invalidate the adoption or enforcement of the Rules adopted by the Year 2000 Board, or the proposed "New Regulations and Guidelines." That said, Mr. Porter asked what we should do with the Homeowner comments on proposed landscaping regulations. The Board decided to review the proposed regulations and come prepared to vote on the adoption of each regulation at the next BOD meeting.

c. Status of proposed fence at 302 Tabb Lakes Drive. Mrs. Doucette reported that she had not received an ARC approval request for the project.

d. Unapproved/non-compliant fence at 302 Heath Place, driveway extension. See paragraph 4.b.(2).

e. Restoring the Yard of the Month program. Action Officer: Mr. Charles Rossi. We will nominate a winner by end of month July. The winner can display the Yard of the Month sign in their yard until the next winner is identified. Mr. Rossi said he would also check with local garden supply establishments to determine if they would be interested in providing gift certificates to award to the winning Yard of the Month recipient in exchange for an advertisement opportunity in our newsletter. At the request of Mr. Porter, Mr. Rob Cox, LPM, will begin listing Yard of the Month candidates on the LPM Covenants Compliance Program Inspection Status Report.

f. Parking of boats on lakefront property. Issue has been resolved. The BOD agreed that all boats on trailers must be stored IAW existing TLHA covenants.

g. Status of 317 Bridge Wood Lien action (Mr. Rob Cox, LPM). Mr. Cox reported that a certified letter was sent to the homeowners with an end of July deadline to remit their annual assessment payment. If the homeowner fails to make payment, the next step is small claims court.

6. Lee Property Management (LPM) Report and BOD Decisions. Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2007-07-1: July 2, 2007, for review by the Board (Enclosure 2). Mr. Cox reported 12 new violations were cited. Old citations being monitored are:

<b>Property</b>	<b>Violation</b>	<b>BOD Decision</b>
806 Tabb Lakes Drive	broken window blind, mail / newspaper box needs maintenance	Mr. Porter will speak to the homeowner again
212 Tiger Run	no grass, trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are approved.
203 Bridge Wood Dr.	utility trailer in front of garage	The homeowner has a contractor lined up to pour a concrete slab.

317 Bridge Wood Dr.	mold, painting, shed siding falling off (visible from the street)	Repairs in progress. LPM re-inspect.
114 Conway Ct.	painting required, gutters need repair.	Repairs in progress. LPM re-inspect.
103 Elise Place	trim needs painting	Homeowner was present at the BOD meeting. After discussion the Board granted the homeowner until the end of August 2007 to complete the necessary repairs.
100 Richard Run	garage door needs painting	Certified letter if no change next inspection
122 Tiger Paw Path	garage door needs painting	Certified letter if no change next inspection
204 Tiger Run	mold, gutter falling off	Invitation letter to hearing at next BOD meeting

Discussion: Mr Porter asked why 317 Bridge Wood Drive wasn't cited for the mailbox that is in complete disrepair and almost falling down. Mr. Porter directed LPM to cite the homeowner and other homeowners with mailboxes that are in severe disrepair.

7. Homeowners Issues / Hearings. See table at paragraph 6, 103 Elise Place.

8. New Business.

a. Covenant delivery method for compliance notices - plastic bags on door knobs. Mr. Cox, LPM, informed the board that LPM is hesitant to intrude on property to deliver the notices door to door and this method would slow down the process. After some further discussion, the BOD decided to continue with the current delivery method.

b. Traffic Counters from York County Sherriff's Dept. See Activities Committee, paragraph 4.a.

c. Mr. Porter volunteered to investigate why there are 9-10 vehicles parked in the backyard at 102 Naurene Court

9. General Discussion.

a. Mr. Porter informed the BOD that it was time to start preparing for the upcoming Annual Meeting. This event is scheduled to meet at the York County library this October.

b. Mr. Porter also reminded the BOD that Board member positions coming up for re-election need to be identified.

10. The Board agreed to convene the next TLHA meeting on August 9, 2007, in the Mid Atlantic 2nd floor conference room.

11. The meeting adjourned at 9:06 PM and transitioned to Executive Session to discuss business / issues of concern to the BOD.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report