



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

1. Mr. Porter convened a special meeting of the Tabb Lakes Homes Association Board of Directors at 7:15 PM, July 30, 2007, at 924 Tabb Lakes Drive. Personnel in attendance were:

President: Mr. Gary Porter

Vice President: Mr. Dave Otto

Member-At-Large: Mrs. Sharon Keplesky

Treasurer: Mr. Charles Rossi

Lake Management Committee: Mr. Frank Robinson, Mr. Bob Spell

A quorum was present.

2. Background. On their regular monthly inspection of the lakes in early July, VLM had discovered the Lake 1 fountain inoperative and leaking oil. They removed the fountain to their shop and informed the BOD that it would cost \$595 to perform a periodic oil/seal servicing (suggested at 3 year intervals under a normal maintenance schedule) and also determine whether additional repair of the fountain's pump or other mechanisms is needed. The new oil seal would have a 1-year warranty. Needing additional information to make an informed decision the board dispatched Frank Robinson to meet with VLM. The purpose of the meeting was to discuss the results of Frank's meeting with VLM and determine a way ahead.

3. The present fountains were installed approximately in 1991 (not by VLM) and are both well past their expected service lives. VLM believes there is no way to predict their future life span; they could fail at any moment or last for quite some time. New fountains would cost between \$6000-\$7000. The new fountains would include a 5-year warranty, a choice of different spray patterns, much easier filter access and significantly better aeration efficiency. This price includes lights but not new power wiring.

4. Discussion centered on the following questions/points:

- a. Can the present budget afford new fountains? With approximately \$19,000 remaining in the checking account and 5-6 months remaining before additional revenue from assessments arrives, the present budget cannot sustain the purchase of new fountains.
- b. Can Lake Contingency funds be used for this purpose? The expectation is that the Lake Contingency fund is reserved for lake

dredging and only for that purpose but it is unclear whether that point is documented in BOD minutes. Gary will research. Regardless, the fountains are part of the Association's infrastructure and should have been provided for in a general maintenance plan. It is expected that the new Reserve Study will account for maintenance of the fountains.

- c. Is it even necessary to replace the Lake 1 fountain? The fountains do contribute to the aeration of the lakes, but we do not know whether VLM thinks the diffuser system, by itself, provides fully sufficient aeration or whether the contribution of the fountains is also significant and should be maintained as part of the total aeration system of the lakes. Frank Robinson will address this question with VLM. Regardless, the BOD has previously agreed that the fountains will be retained to provide "white noise" masking of the diffuser pumps so that the pumps need not be relocated (at considerable expense) from their present homeowner properties.
- d. How can the purchase of new pumps be financed? Lacking sufficient excess funds in the budget, the purchase would have to be financed by a special assessment. Such special assessments are provided for in the Bylaws and Covenants for purposes such as this, and can be enacted by a majority vote of the members present at a meeting called for such purpose. It was proposed that if a purchase of new fountains is approved by the board, that a special assessment vote be scheduled for the General Meeting in October. Frank Robinson will obtain a more precise quote from VLM for installation of both one and two fountains (to determine whether there is a quantity discount) as well as obtain a comparative estimate from one other company.
- e. There was discussion as to the value/purpose of the lakes. It was generally agreed that there is a real need to educate the general membership, especially prior to any special assessment vote, as to the purpose, value and ecology of the lakes.
- f. The meeting adjourned at 8pm.

Compiled by Gary Porter, President.