



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 6:45 PM, October 11, 2007, in the Tabb Library, 100 Long Green Blvd, Yorktown, VA. Personnel in attendance were:

President: Mr. Gary Porter
Secretary: Mr. Art Johnston
Member-At-Large: Mr. Jim Magnotta
Member-At-Large: Mrs. Sharon Keplesky
Treasurer: Mr. Charles Rossi
Architectural Review Committee: Mrs. Christel Doucette
Activities Committee: Mrs. Kris Yancy
CERT / Stormwater Management Committee: Mr. Lou Lafrenaye
Newsletter Editor: Mrs. Shirley Flanagan
Lee Property Management: Mr. Charles Lee & Mr. Rob Cox

Homeowner: Mr. Kevin Denniger, 103 Elise Place

2. Mr. Porter stated the main focus of this BOD meeting would be to conduct a dress rehearsal in preparation of the October 25, 2007 Annual TLHA General Meeting. Mr. Porter provided guidance to the BOD concerning individual responsibilities for execution of this planned event.

3. Review/Approve minutes of last BOD meeting. The minutes from the September 6, 2007 BOD meeting were presented to the BOD for approval. The Board approved the minutes.

4. 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 October 7, 2007. The Board determined the report to be in order and approved the report.

b. Mr. Rossi also distributed a copy of the proposed budget for Fiscal Year (FY) 2008 for BOD / Committee Chair review. Mr. Porter asked the BOD to review and be prepared to discuss & approve the FY 08 budget at the next BOD meeting.

c. Mr. Porter asked Mr. Rossi to re-visit how the TLHA will allocate funds for the remainder of the year (cash out non-contingency fund CD etc.) and be prepared to provide courses of action at the next BOD meeting.

d. Mr. Rossi also outlined the information he planned on presenting to the TLHA Annual Meeting.

5. Committee Chair Reports. This portion of the meeting was devoted to a dress rehearsal in preparation for the General Meeting where each Board member / Committee Chair responsible for providing a presentation at the General Meeting briefed their presentation to the Board. Mr. Porter began this session by presenting his areas of responsibility associated with facilitating this meeting event. His presentation was followed by the Committee Chair presentations.

- a. Activities Committee. Mrs. Kris Yancy
- b. Architectural Review Committee. Mrs. Christel Doucette
- c. Lake Management. Mr. Gary Porter
- d. Newsletter Editor. Mrs. Shirley Flanagan
- e. Stormwater Management. Mr. Lou Lafrenaye
- f. CERT. Mr. Lou Lafrenaye
- g. Website Editor. Mr. Clint Flanagan (absent)
- h. Reserve Study Briefing. Mr. Jim Magnotta. (draft complete / under BOD review)
- i. Covenants Compliance Program. Lee Property Management, Mr. Rob Cox

6. Homeowner Hearings / Issues: Mr. Kevin Denniger, 103 Elise Place, presented his plan for resolving home deficiencies as cited, recorded, and reported by Lee Property Management. Mr. Denniger explained he contacted a contractor; however, the contractor could not commit to a time to complete the work. Mr. Porter asked Mr. Denniger to provide a progress report to the Board by mid November 2007. Mr. Denniger indicated that he would comply with this request.

7. Old Business.

a. Lake #1 fountain repair update (Mr. Porter). The Lake #1 fountain has been repaired, reinstalled and is operational.

b. Discussion of alternate BOD meeting sites. (All). During the September 5, 2007 BOD meeting, Mr. Porter asked specific BOD members for suggestions and feasibility for BOD meeting sites and to report results to the Board at the next BOD meeting. Results follow:

(1) YMCA (Mrs. Doucette). The YMCA charges a fee to use their conference facilities. The fee was deemed too expensive. The Board decided against the YMCA.

(2) Coventry Community Club House (Mr. Porter). Coventry charges a fee of \$15.00 per month to use their clubhouse. Coventry Homeowner Association meets on the 2d Thursday of the month, the same day the TLHA BOD meets. The Board decided against Coventry.

(3) Andrea's Restaurant (Mr. Magnotta). Andrea's requires a food purchase for the use of their facility. The Board decided against Andrea's.

(4) New Horizons (Mr. Magnotta). The New Horizons facility is available for our use in accordance with our meeting schedule. The Board commented that the facility is not in

close proximity to Tabb Lakes and there may be a problem with the facility closing hour. This site was not completely rejected as a possible meeting site.

(5) Tabb Library (Mr. Lafrenaye). The Tabb Library was convenient and there is no fee charged for use of the conference facilities. The restrictions include 9 PM closing time and the inability to lock in the 2d Thursday of the month. The Board decided that Tabb Library was our best option and will revisit this issue to look for another appropriate alternate Board meeting site or adjust our schedule as necessary to accommodate the library's schedule.

c. Discussion and motions to approve changes to the proposed new regulations that failed to pass. (Mr. Porter)

(1) Regulation 2., Grass. Motion to approve failed.

(2) Regulation 6., Driveways/Parking Pads/Pathway. With a minor wording change, the motion to approve passed.

(3) Regulation 7.f, Trash Cans and Recycle Bins. Motion to approve failed.

d. Yard of the Month program gift certificates. (Mrs. Keplesky)

(1) Mrs. Keplesky informed the Board that none of the four local Garden / Home Improvement establishments she visited would sponsor the Tabb Lakes Yard of the Month program by providing gift certificates.

(2) The Board agreed to discuss the purchase of gift certificates using TLHA funds for Yard of the Month winners at the next BOD meeting.

e. Annual Meeting preparations discussion (Mr. Porter)

(1) Nominating Committee. Mr. Rossi was designated as nominating committee chair.

(2) Checklist of Preparations. Mr. Porter informed the Board that he would review the preparation list and determine the areas that required assistance and contact the Board via e-mail to solicit volunteers as required.

(3) Proposed Meeting Agenda/briefings. This area was addressed during the rehearsal for the Annual General meeting.

f. Parking on lawns. (Mr. Porter). Tabled until next BOD meeting.

8. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2007-10-1: October 4, 2007, for review by the Board (Enclosure 2). Mr. Cox reported 13 new violations were cited. Old citations being monitored are:

Property	Violation	BOD Decision
806 Tabb Lakes Drive	mold on siding; grass & weeds need trimming	Report progress at next BOD meeting.
212 Tiger Run	no grass; trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are published.
317 Bridge Wood Dr.	garage door and steps need painting; gutter sagging	Issue hearing letter for November 8 BOD meeting.
103 Elise Place	trim needs painting	See homeowner Hearing / Issues this report. The Board asked the homeowner to provide a progress report by mid November.
100 Richard Run	garage door needs painting	Issue hearing letter.
204 Tiger Run	mold; gutter falling off	Fines began October 1, 2007.
101 Jonathan Junction	grass needs cutting	Issue certified letter if no change at follow-up inspection.
110 Leslie Lane	grass needs cutting; mail box cleaning	Re-inspect. Owner has contacted Mr. Porter and confirmed intent to correct.

b. Mr. Lee, LPM, provided a status concerning ongoing legal proceedings between the TLHA and 317 Bridge Wood Drive. Mr. Lee informed the Board that the property owner, Ms. Sheila Fukawa, paid the annual assessment including late fees. Mr. Lee asked the Board if LPM should proceed with the small claims court and lien action. The Board decided to drop the law suit and informed LPM to cease any legal proceedings associated with this matter.

9. Homeowners Issues / Hearings.

10. New Business. None

11. The Board agreed to convene the next TLHA BOD meeting at 7 PM, November 8, 2007, in the Tabb Library Meeting Room, 100 Long Green Blvd, Yorktown, VA.

12. The meeting adjourned at 9 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report