



Board of Directors Monthly Meeting – 12 April 2021 (7 PM) via Zoom.

The meeting was held virtually in accordance with Amendment 28 to House Bills 29 and 30 during the State of Emergency due to the Coronavirus pandemic.

1. **Call to Order.** Meeting convened via Zoom at 7:01 PM by A. McNeil.

Board Members Present:

President- Angus McNeil
Vice President - Michael Case
Treasurer - Walter Rader
Secretary - Mike Laborte
Member at Large- Craig Nickol

Others Present:

Victory Comm Mgt - Sarah Knaub
Andrea Reichwald (204 CHD)

Residents Attending:

(None)

Absent: Beautification Co-Chairs—Amy Nickol & Linette Kirby, Welcoming Chair - Bibi Laborte,
WoT Newsletter- David Pine

2. **Homeowner Forum.** N/A.

3. **Secretary's Report**

- i. Board approved March 2021 minutes, W. Rader motioned and was seconded.

4. **Treasurer's Report.** (W. Rader)

- i. Accounts/expenditures. Presented bills paid, bank deposits and financial balances as of 31 March 2021. Answered questions from the board.
 - ii. Budget vs Actual (expense) Reviewed. Compared financial plan to expenses.
 - iii. Miscellaneous.
 - a. HOA tax return. Review complete. Board approved submission of prepared Tax Return motioned by C. Nickol and seconded.
 - b. Annual Assessment. As of 12 April, 100% collected. Board prefers accidental overpayments to be returned to homeowners.
 - c. HOA checks for use on Vanguard account have been received.

5. **Committee Reports**

- i. Welcoming (*B. Laborte*). Welcomed 200 WW (Mitchells). Block Captains monitoring for arrivals at 106 CS, and 103 CP. New for sale sign on 204 WW.
 - ii. Beautification (*A. Nickol & L. Kirby*)
First "Yard of Month" award (of 2021) went to 108 TR.
 - iii. Social (*Andrea Reichwald* 204 CHD) Spring Social on 27 March a success.
Receipts to be submitted, will come in below \$100 budget. For next event



evaluating interest in an ice cream social for July 2021. Electrical plug in park post near (216 CP) may not be working.

- iv. Newsletter (*D. Pine*). No report.

6. Victory Community Management Report (*S. Knaub*)

- i. ARC; Two new requests relate to replacement of existing fence (104 TT) and shed (402 CH). Local provider, of approved mail box posts, retired. Leaves only one pre-made store option. WoT web page related information updated.
- ii. Resale Disclosure Packets. Two; 103 Champions Path and 107 Trei's Trail
- iii. Covenants Compliance – Program Overview Review. For residents there is a table of items on back of Notice Letter, incl correction timelines. A table is attached at end of the Minutes (last page).
- iv. Grounds
 - 1. Dominion WatchLights.
 - o Checking status of repair (Kubesh Ct, Chris Slade).
 - o Re-Posted instructions on reporting outages.
 - 2. Signs & monuments at entrances. Contractor work to clean brick, repair sign anchors and re-paint WoT signs completed.
 - 3. Park
 - a) Dog waste removal contractor, “IT Happens” a part of “Off Leash Canine” is seeking a rate increase. Board requested an explanation via a breakout of costs on the estimate prior to making a decision.
 - b) Playground equipment. A. McNeil volunteered to watch for and treat any sign of wasp return.
 - 4. Lakes
 - a) Equipment. Compressor noise on Fisher Lake and Wayne Lake (WL). Aquatic Resource Management (ARM) found problem with one of the fans and so provided two potential solutions and quotes for Fisher Lake. Board asked S. Knaub to seek a competitor quote before committing to either ARM options. On WL equipment, air filter was changed out.
 - b) Solitude. The latest report on the BMP & Fisher Lake was the water bodies were looking good.
 - c) WL Outflow.
 - (1) A volunteer team of your neighbors on 20 March cleared vegetation and saved us approximately \$2,000. Thanks everyone who helped and A. McNeil for organizing us. He will also install “No Trespassing” sign.
 - (2) Board asked S. Knaub to get new quote for a safe chemical vegetation suppression treatment of the cleared land around the water at the WL outflow.



(3) WL outflow concrete pipe broken with piece partially blocking flow of water. Board asked S. Knaub to check ownership and maintenance responsibility with York County.

5. Miscellaneous

- a) S. Knaub gave Board online tour of VCM's work on new WoTHA's file management directory of archived files now located on a WOT Google Drive. She will send out invites to Board member Google accounts to give access, and use.

7. Old Business N/A

8. New Business

- 1. Reviewed WOTHA rules. Board will look at potential update of WoT By-Laws.
- 2. Insurance Policy Coverage Review (for next year). Board reviewed current coverage. Will pursue option for changes, if it saves money and governing documents allow.

9. Date Confirmation

- 1. May 10, 2021 - 7 PM, Board Meeting, via Zoom.
Note (as of 28 Apr 2021) - Next BoD Meeting is re-scheduled for Tuesday, 11 May - 7 PM, via Zoom.

10. Meeting Adjournment 9:06 PM



Woods of Tabb Homes Association Property Inspection Checklist

Covenants Compliance inspections are conducted from outside the home, usually from the street. The intent is to ensure the house and property meet the maintenance, appearance, and Architectural Review guidelines established in the WOTHA Declaration, Article VI and the Bylaws, Article XV. The following are common items/areas to be checked:

WOTHA Covenants Compliance Program: Correction Time Guidelines		
Type	Issue	# of days to fix
ARC	Improvement made to property that is not in compliance with ARC regulations; please contact Association Manager.	15
AWNING/AC UNIT	Window awning/AC unit installed; please remove.	15
CHIMNEY CAP	Chimney cap rusty/damaged; please paint/repair.	60
CURB/DRIVEWAY	Driveway/curb area has grass & weeds growing in spacers/cracks; please treat. Continue to monitor and re-treat if necessary.	15
DEBRIS	Yard debris in front of house; please remove or arrange to have picked up.	15
DRIVEWAY	Driveway dirty/stained; please clean.	30
FENCE	Fence damaged; please repair.	30
GRASS	Grass overgrown; please cut.	15
GUTTER (Rain)	Gutter damaged; please repair/replace.	30
GUTTER (Rain)	Vegetation growing out of gutters; please clean.	15
HOUSE #	House number not visible from street; please correct (per County Code Section 20-35).	30
LANDSCAPING	Bushes/landscape beds overgrown; please trim/weed.	15
MAILBOX	Mailbox post peeling/moldy/damaged; please paint/clean/repair. Paint color must be gray, white or any light color which matches the existing home.	30
MAILBOX	Mailbox rusting; please paint/replace.	30
MISC ITEMS	Miscellaneous items stored on/around driveway and yard visible from street; please remove.	15
MOLD	Mold/dirt on house/shed/fence; please clean.	30
ROOF	Roof has mold/algae staining; please clean.	60
RV/BOAT/TRAILER	RV/Boat/Trailer parked on property; please remove vehicle and seek ARC approval.	15
TRASH CANS	Trash cans stored in view of street, please move out of view.	15
TRIM (and VENTS, SHUTTERS, SIDING, RAILINGS, etc.)	Trim damaged/peeling; please repair/paint.	60
WEEDS	Landscape beds overgrown; please weed.	15
<p><i>Guidelines are based on the WOTHA Declaration of Covenants, Conditions and Restrictions Article VI and the By Laws Article XV. For more detailed information, please reference the WOTHA governing documents in the Homeowner Information section of the neighborhood website, www.WoodsOfTabb.org</i></p>		