



Board of Directors Monthly Meeting Minutes - May 11, 2020

1. **Call to Order:** The meeting was held via Zoom in accordance with Amendment 28 and House Bills 29 and 30 during the State of Emergency due to the coronavirus pandemic.

Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:05pm.

Personnel Present:

Ron DeWitt: President
Craig Nickol: Vice President
Bonnie Woltman: Secretary
Michael Case: Member-at-Large
Linette Kirby: Member-at-Large
Walter Rader: Treasurer
Sarah Knaub: Victory Community Mgmt
David Pine: Newsletter

Personnel Absent:

Bibi LaBorte: Welcoming Committee
Amy Nickol: Beautification Committee

2. **Homeowner Forum:** One homeowner attended the meeting.
3. **Secretary's Report:**
 - a. Mr. DeWitt made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held on March 9, 2020.
 - b. Due to concerns related to the Covid-19 pandemic and the governor's Stay at Home order, there was no April Board meeting.
4. **Treasurer's Report:**
 - a. Status of accounts/expenditures--Mr. Rader reviewed the association's financial reports for April 2020 with the Board.
 - b. Assessments update--One homeowner has not paid because they are out of the country and unable to return due to the pandemic.
 - c. Financial review and taxes update--Letter of Review and Federal and State tax forms have been completed. The Letter of Review reported the books for 2019 were in order and no changes were recommended.
 - d. The Board approved the transfer of \$2,950 from the Reserve Fund to the Operating Fund to pay it back for the Reserve Study.
5. **Committee Reports**
 - a. Welcoming--No report
 - b. Beautification--Committee reported ideas for improvements to some beds in the park.



- c. Social--The Board approved a homeowner's request to display signs congratulating graduates at the entrances and the park.
- d. Newsletter-- Mr. Pine reported the deadline for newsletter articles is Friday, May 15.

6. Victory Community Management Report

- a. ARC--There have been three requests approved since the last meeting--114 ME (Deck), 116 ME (Shed), 105 TT (Deck)
- b. Resale Disclosure Packets since last meeting--306 CHD & 102 CP
- c. Covenants Compliance--Compliance notices were mailed to residents in April. Ms. Knaub sent updates about a few properties to the Board via email. She answered questions from the Board.
- d. Grounds
 - i. WW Entrance WatchLights--Ms. Knaub reported that Dominion Power has issued a new work order for the entrance lights.
 - ii. Pet Waste Stations--Due to there being no April Board meeting, the Board approved an annual contract with It Happens Pet Waste Removal on April 1, 2020 by unanimous email consent. Start date is May 1.
 - iii. Fisher Lake Bubbler--Ms. Knaub reported that maintenance/repair has been scheduled for the broken bubbler in Fisher Lake.
 - iv. Due to concerns related to Covid-19, the Association's playground, basketball court and tennis court were closed via unanimous email consent on April 3, 2020 and will remain closed until further notice.
 - v. Solitude Update--Fisher Lake and BMP treatments are scheduled for May 13.

7. Old Business

- a. Stub parcels--The Board completed its review of the three stub parcels located within WOT.
- b. Reserve Study--The Board reviewed the draft of the Reserve Study and asked Ms. Knaub to get estimates for bathymetric surveys of the lakes. The Board will continue its review at the next meeting.
- c. Park Rip Rap project--The Board reviewed 2019 estimates from several contractors and asked Ms. Knaub to obtain updated estimates from two of them.

8. New Business

- a. Dogs in CP Park--The Board and Ms. Knaub discussed several recent issues pertaining to dogs in the neighborhood.

9. Meeting Adjournment: Mr. DeWitt adjourned the meeting at 9:15pm.

10. Date Confirmation: Monday, June 8, 2020 - Board Meeting, 7 PM, via Zoom