



Annual Homeowners Meeting Minutes - November 6, 2019

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association Annual Homeowners Meeting at 7:01 pm in the Tabb Library, in Yorktown, VA.

Personnel in attendance:

Ron DeWitt: President
Craig Nickol: Vice President
Audra Simsic: Secretary
Linette Kirby: Member-at-Large
Michael Case: Member-at-Large
Bonnie Woltman: Treasurer (Non-Board)
David Pine: Newsletter

Other attendees:

Sarah Knaub, Victory Community Management

In addition to those listed above, 24 homeowners attended the meeting. Six valid proxies were received prior to the meeting. In total, 29 households were represented at the meeting which is enough to fulfill the requirements for a quorum.

2. **President's Message (Ron DeWitt):** Mr. DeWitt reviewed the benefits of hiring a community association manager, the use of the Association's reserve fund over the past years and the need for raising annual homeowner assessments to replenish this fund.
3. **Treasurer's Report (Bonnie Woltman):**
 - a. Review of 2019 Expenditures
 - b. Review of 2020 Proposed Budget
 - c. Overview of reserve fund additions and subtractions in previous years.
4. **Committee Reports:**
 - a. Welcoming - Jennifer McNeil
 - b. Beautification - Bonnie Woltman
 - c. Social - Bonnie Woltman
 - d. Newsletter - David Pine
5. **Victory Community Management Presentation (Sarah Knaub):**

Ms. Knaub reviewed the services that Victory Community Management provided for the Woods of Tabb Homes Association during the 2019 year. These services include (but are not limited to) architectural review, covenants compliance, site management



(grounds/lakes), creation/maintenance of a neighborhood website, general Board of Directors assistance and creation of an electronic records depository.

6. **Association Officer Positions (nominations from the floor):** Kristin McManus and Walter Rader volunteered to serve as non-Board member Secretary and Treasurer, respectively.
7. **Homeowner Forum:** Residents shared questions and concerns regarding the community.
8. **Raffle:** the Hecker Family won a \$50 gift card to a local restaurant.
9. **Upcoming Meetings (regular meetings held the second MONDAY of each month):**
 - a. Monday, December 9, 2019 - Board Meeting, 7PM, Poquoson Library
 - b. Monday, January 13, 2020 - Board Meeting, 7PM, Poquoson Library
 - c. Monday, February 10, 2020 - Board Meeting, 7PM, Poquoson Library
 - d. Monday, March 9, 2020 - Board Meeting, 7PM, Poquoson Library
10. **Adjournment:** Mr. DeWitt adjourned the meeting at 8:45 pm.