



## **Annual Homeowners Approved Meeting Minutes - November 9, 2020**

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association Annual Homeowners Meeting at 7:01 pm. The meeting was held via Zoom in accordance with the Code of Virginia Section 13.1-844.2, Virginia Nonstock Corporation Act Article 7: Members and Meeting.

**Personnel in attendance:**

Ron DeWitt: President  
Craig Nickol: Vice President  
Bonnie Woltman: Secretary  
Linette Kirby: Member-at-Large  
Michael Case: Member-at-Large  
Walter Rader: Treasurer (Non-Board)  
David Pine: Newsletter  
Bibi Laborte: Welcoming

**Other attendees:**

Sarah Knaub, Victory Community Management

**In addition to those listed above, 11 homeowners attended the meeting.**

**Twenty-eight valid proxies were received prior to the meeting, which is enough to fulfill the requirements for a quorum.**

2. **President's Message (Ron DeWitt):** Mr. DeWitt reviewed the accomplishments of the Board for the past year. He also talked about the Reserve Study that will be completed by December. Mr. DeWitt thanked all the current Board members, officers, committee chairpersons, and volunteers for their hard work during 2020.
3. **Treasurer's Report (Walter Rader):**
  - a. Review of 2020 Expenditures
  - b. Review of 2021 Proposed Budget and Assessment
4. **Committee Reports:** A brief presentation was given by each committee member pertaining to work accomplished during 2020 and goals for 2021.
  - a. Beautification - Linette Kirby
  - b. Welcoming - Bibi Laborte
  - c. Social - Bonnie Woltman
  - d. Newsletter - David Pine
5. **Victory Community Management Presentation (Ron DeWitt and Sarah Knaub):**
  - a. Mr. DeWitt talked about grounds and lakes projects completed in 2020, and upcoming projects.



- b. Mr. DeWitt discussed the proposal for the Woods of Tabb to be included in York County Code Section 15-48.
  - c. Ms. Knaub gave an overview of the Architectural Review and Covenants Compliance programs.
6. **Board of Director Positions:** Nominee Walter Rader was elected to the Board to serve a two-year term. Nominees Angus McNeil and Michael Laborte were elected to the Board to each serve three-year terms. (The two-year term is an adjustment made to ensure that no more than two Board member terms end in any one year from now on.)
7. **Homeowner Forum:** Residents shared questions and concerns regarding the community.
8. **Upcoming Meetings (regular meetings held the second MONDAY of each month) :**
  - a. Monday, December 14, 2020 - Board Meeting, 7PM, via Zoom.
  - b. Monday, January 11, 2021 - Board Meeting, 7PM
  - c. Monday, February 8, 2021 - Board Meeting, 7PM
  - d. Monday, March 8, 2021 - Board Meeting, 7PM
9. **Adjournment:** Mr. DeWitt adjourned the meeting at 8:10 pm.