



Board of Directors Monthly Meeting Minutes - January 13, 2020

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 6:59pm at the Poquoson Library.

PRESENT		ABSENT	
President	Ron DeWitt	Welcoming	Bibi Laborte
Vice Pres	Craig Nickol	Newsletter	David Pine
Member at Large	Linette Kirby		
Member at Large	Michael Case		
Member at Large	Bonnie Woltman		
Treasurer	Walter Rader		
Secretary	Kristin McManus		
Victory Comm Mgmt	Sarah Knaub		

RESIDENTS PRESENT	
	Everett King
Champions Path	Kim Miller
	Angie Joseph
	Leslie King
	Doug King
	Dave Latosky

2. **Homeowner Forum:** No Comments from the floor
3. **Secretary's Report:**
 - a. Approval of December 2019 minutes was tabled to allow time for additional editing.
4. **Treasurer's Report:**
 - a. At request of board, the Treasurer will include bank statements in the monthly Treasurer's report. The Reconciliation Report will include the Memo line for all transactions.
 - b. Signature card has been signed for the bank to add on Walter Rader
 - c. Status of account/expenditures: Mr. Rader reviewed the association's financial reports for December 2019 with the Board.
 - d. Assessment letters will be mailed to all homeowners
 - i. Assessment \$330/house due March 1, 2020



- ii. Letter reviewed by board and approved with changes

5. Committee Reports:

- a. Welcoming: No report submitted.
- b. Beautification: No committee coordinator; no report submitted.
- c. Social: December luminaries were a success; thankful for all the help in the neighborhood; noted candles were better this year than prior years
- d. Newsletter: The next newsletter deadline is January 17. Jim Kirby will complete a newsletter in the absence of Mr. Pine for the month of March 2020

6. Victory Community Management Report:

- a. ARC requests submitted since previous meeting: 301 Champions Path, finished 4' black aluminum fence
- b. HOA Disclosure packets requested since previous meeting: none
- c. Grounds
 - i. Ms. Knaub reported on the status of the lake maintenance and the potential Rip/Rap renovation. Estimates from contractors are being obtained; awaiting results of the reserve study
 - ii. Ms. Knaub reported on the status of Champions Park items, Wet N Forget applied/sprayed on sign/picnic tables/equipment, pet waste stations topic tabled until future meeting.
 - iii. Bloom will cut back pampas grass, but not remove, at Champions Entrance; decreased size/height
 - iv. Ms. Knaub discussed some tree work needed throughout the Association's common areas. Estimates will be obtained.
 - v. Ms. Knaub reported on the progress of the Reserve Study
- d. Covenants Compliance: Inspections will resume in March

- 7. Old Business** – The status of two parcels currently designated VDOT Rights-of-Way was discussed.

8. New Business

- a. Yard Sale announced for neighborhood: Sat May 2, 2020

- 9. Regular meeting adjourned at 8:21 PM to go into Executive Session at 8:24 PM to discuss a resident covenants compliance issue**

- 10. Executive Session:** A motion was made, seconded and unanimously approved to move into Executive Session at 8:21 pm for the purpose of discussing several Covenants Compliance issues. A motion was made, seconded and unanimously approved to end the Executive Session at 8:45 pm. No actions needed to be voted on when back in Regular Session.



11. Date Confirmation of next meeting

- a. Monday, February 10, 2020 - 7 PM, Poquoson Library

7. Meeting Adjournment: Mr. DeWitt adjourned the meeting at 8:48 pm.

The 2020 Board Meetings at the Poquoson Library are scheduled as follows:

Monday, January 13	Monday, April 15	Monday, July 15	Monday, October 21
Monday, February 10	Monday, May 20	Monday, August 19	Wednesday, November 6 (AGM)
Monday, March 18	Monday, June 17	Monday, September 16	Monday, December 16