



Board of Directors Monthly Meeting Minutes –2/12/2024 (7 PM) via Zoom

1. Call to Order Meeting convened via Zoom at 7:05 pm by J. Kirby.

Board Members Present:

President- Jim Kirby
Vice President –Robert Keefer
Secretary – Leonora Reiley
Member at Large- Michael Toomey
Treasurer–Michael Tracy

Others Present:

Welcoming –
Welcoming –
Beautification –
Social Event – D. Victorio
Newsletter–D. Pine

Others Present:

Absent: Member at large – K. McManus, Member at Large A. McNeil, Welcoming – Marianne Gustafuson
Welcoming – ARC – J. Garret, ARC – Doug King

I. Homeowner Forum.

II. Secretary's Report

A. Previous – January. Board of Directors Minutes were approved (4-0).

III. Treasurer's Report. (Kirby/Tracy)

A. Assessment letters mailed

B. Misc.

1. Received 1 of two outstanding checks from overdue homeowners
2. Transfer 15K from operating fund to money market account to bring income below taxable level
3. Action item–New “Bill Pay Authorization” letter with Michael Tracy as Treasurer will have to be done.

IV. Committee Reports

A. Welcoming–

B. Beautification (J. Kirby).
Yard of the Month resumes March/April

C. Social (D. Victorio).



1. Bubbles the Clown retained for the Spring Festival– weekend prior to Easter Sunday 3/ 24; 2-4
2. \$ 250 for Bubbles no increase from last year–Bubbles approved by board
3. Downpayment has been paid
4. Last year \$368; Donna is trying to keep the amount under \$400
5. Donations of eggs and candy needed
6. \$400 approved by the board for the event

D. Newsletter (D. Pine)

E. ARC (J. Garrett).
No requests

F. Grounds

Playground needs a new layer of mulch (22 cubic yards ordered last year)

New pet waste station for Zanca Turn–\$250 cost

\$125 for installation

\$100 additional if we have Doody Calls \$520 for the year

Tabled for a future vote;

Plan and budget for next year

Need buy in for light from other residents on Zanca

Bob will work on buy in

Other options (solar) will be explored

Bob has talked to Barlow; they will be paying special attention to parks

G. Lakes

Signed new contract with Solitude

awaiting initial assessment of weeds for Fisher Lake (off Kubesh)

Treatment will begin as weather warms up

\$245 for each treatment

Custom Irrigations to inspect sprinkler systems

Motion to approve cost for start up of Custom Irrigation repairs up to \$360

Motion approved

H. Website–needs updated

I.

V. Old Business

VI. New Business



1. Pleasantly Clean Powerwashing will powerwash the playground for free

(Next Date Confirmation –Tuesday, 12 March 2024 - 7 PM, Board Meeting, via Zoom.

Meeting Adjournment. At 8:09 PM

Attachments

- 1) 2024 Board of Director meetings
- 2) Board members & Treasurer terms for 2023 & 2024
- 3) WoTHA annual calendar

2024 - WoTHA Board of Director Meetings – 2nd Tuesday of each month

9 January (Tuesday)	14 May (Tuesday)	10 September (Tuesday)
13 February (Tuesday)	11 June (Tuesday)	8 October (Tuesday)
12 March (Tuesday)	9 July (Tuesday)	TBD 12 November (Tuesday)
9 April (Tuesday)	13 August (Tuesday)	10 December (Tuesday)

WOTHA Board Member Terms

Member	Name	Term Start	Term Ends
1	Kristin A. McManus	December 2021	December 2024
2	James E. Kirby	December 2021	December 2024
3	Robert W. Keefer	December 2022	December 2025
4	Leonora Reiley	December 2023	December 2026
5	Michael Toomey	December 2023	December 2026
6	Michael Tracy	December 2023	December 2026

WOTHA Annual Calendar

January	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Newsletter deadline – Friday following BOD meeting • Assessment letters go out by end of month
February	<ul style="list-style-type: none"> • Board of Directors Meeting – Alternate date for 14 Feb • Assessments due by the 28th
March	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Newsletter deadline – Friday following BOD meeting • Grounds Maintenance (Bloom) contract year ends March 31 renews Apr
April	<ul style="list-style-type: none"> • Irrigation systems turned on • Board of Directors Meeting – 2nd Tuesday • Set date for Yard Sale & Community Day • CC Inspection
May	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Pet Waste contract ends 2nd week of May • Yard Sale & Community Day • Newsletter deadline – Friday following BOD meeting
June	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • CC Inspection
July	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Newsletter deadline – Friday following BOD meeting
August	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Reserve meeting space for AGM • CC Inspection
September	<ul style="list-style-type: none"> • Solicit board member nominations • Board of Directors Meeting – 2nd Tuesday • Draft budget, review Reserve Study • Newsletter deadline – Friday following BOD meeting
October	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • Finalize proposed budget • CC Inspection • AGM notices out 15 days before AGM
November	<ul style="list-style-type: none"> • Board of Directors Meeting – 2nd Tuesday • AGM (Nov 14 Pick date) (Quorum is 10% = 25 households) • Newsletter deadline – Friday following BOD meeting
December	<ul style="list-style-type: none"> • Put wreaths out at entrances



Woods of Tabb Homes Association - P.O. Box 2186 - Poquoson, VA 23662

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| | <ul style="list-style-type: none">• Irrigation systems are winterized• Board of Directors Meeting – 2nd Tuesday• Approve budget, elect Board officers |
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