

Board of Directors Monthly Meeting Notes - Minutes – 14 March, 2022 (7 PM) via Zoom

- 1. Call to Order** Meeting convened via Zoom at 7:04 pm by K. McManus.

Board Members Present:

President- Jim Kirby
Vice President – Kristin McManus
Treasurer - Walter Rader
Secretary - Mike Laborte
Member at Large- Angus McNeil

Others Present:

Welcoming – Bibi Laborte
Social Event – D. Victorio
Newsletter- D. Pine

Other Residents:

D. King – ARC Team
A. Marshall (206 CHD)

Absent: Beautification –A. Nickol, Welcoming- Marianne Gustafuson, ARC–J. Garrett,
Web - Tari Weber

- 2. Homeowner Forum.** Reaching residents with technology.

3. Secretary's Report

- I. February 2022 Board of Directors' Minutes – Board approved.

3. Treasurer's Report. (W. Rader) Status ...

- I. Accounts/expenditures – Presented bill paid, bank deposits and financial balances as of February 2022.
- II. Budget vs Actual (expense) Review. Compared financial plans to expenses.
- III. Misc
 - Assessment Collection Status. Only 12 outstanding.
 1. Grace period ends 15 March, penalty assessed thereafter.
 - Tax filing – Board approved filing, by email vote. Filing completed.
 - J. Kirby worked with Newport News Waterworks to correct bill for 98 Champions Path. Resulting in discovery of broken meter and refund.
 - The Board approved payment to State Farm Insurance.

4. Committee Reports

- I. Welcoming (*B. Laborte*)
 - i. Mid-July we will have New Co-Chairpersons Marianne Gustafson and Teresa Mummert.
 - ii. Completed orientation, starting on job training.
- II. Beautification (*A. Nickol*)
 - i. Verified after Feb meeting – New Volunteer team member Carolina Bonin.
 - ii. Spring Planting planned for entrance areas late April or early May.
- III. Social (*D. Victorio*).
 - i. Next event is Spring Extravaganza for kids and kids at heart on 23 April.
 - ii. Board approved motion to authorize an additional \$150 for the Spring event.

- IV. Newsletter (D. Pine). Newsletter Advertisers and dollars down.
 - i. The articles for the next newsletter are due Sunday, 20 March.
To include Community Day and Yard Sale dates and information.

- V. ARC (J. Garrett)
 - i. Covenants Compliance – Starting plan for 2022 reviews.
 - ii. ARC Requests. No new requests reported.
 - iii. Resale Disclosure Packages (L.Kirby). Previous three (3) completed.
No new requests received.

- VI. Grounds
 - i. Landscaping – J. Kirby will seek bids on special playground mulch.
 - ii. Spring Community Day date set for – Saturday, 30 April 2022.
 - iii. Yard Sale date set for - Saturday, 7 May 2022.
 - iv. Dominion Watchlights. Dominion Power reporting of outages rules require HOA make the report.

- VII. Lakes
 - i. Kenny Lake
 - 1. Fountain inoperative
 - ii. Wayne Lake
 - 1. Fountain inoperative
 - iii. Fisher Lake
 - 1. Bubbler. Report compressor issue left (three) aerators inoperative.
 - iv. BMP. N/A

- VIII. Website (*T. Weber*) – Up to date with postings.

5. Old Business

- I. Bloom Lawn + Landscaping Contract - Payment Decision

- II. WoTHA Annual Calendar – updated. Related to Community Day & Yard Sale.

6. New Business.

- I. Yard Sale – The Board selected Saturday, 7 May 2022.

- II. The Board went into Executive Session at 8:23 pm. Discussion on service charges, contracts, payment options and costs.

- III. The Board returned to open session at 8:49 pm.
 - i. The Board approved motion to pay Bloom Lawn + Landscaping Contract for 2022 – in quarterly installments at a two (2) percent discount over



monthly installments or a one-time payment at the beginning of the contract period in March.

- ii. The Board approved motions to use Solitude to correct outages of (2) lake fountains, (1) compressor on Fisher Lake and aerators. Including:
 - (1) The Board approved the complete replacement of the Kenny Lake fountain system at a cost of \$11,280. This action accelerates the Woods of Tabb Reserve Plan's planned retirement and initial phased lake equipment replacement by one year using reserve funds.

The Board approved the following repairs from the annual operating budget:

- (2) Repair the Wayne Lake Fountain and subsurface aerators at a cost of \$783.38.
- (3) Replace one of two Fisher Lake aerators' compressors at a cost of \$1,125.49.

- iii. The Board approved Community Day (date 30 April) projects that focus on recreational facilities / equipment (Tennis court and Champions Playground area and equipment).
- iv. The Board chose to evaluate tree trunk removal as a comprehensive contract versus individual project(s).
- v. The Board approved a drafted Property Management Statement of Work. The Board President will seek bids.

7. Date Confirmation

- I. Monday, April 11, 2021 - 7 PM, Board Meeting, via Zoom.

8. Meeting Adjournment. Meeting adjourned by J. Kirby at 9:01 pm.