



January 2016
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
January 26, 2015

Board Members Attending

Craig Baader	President
John Scirica	Vice President
Bryan Scoggins	Treasurer
Katie Shorter	Secretary
Mark Faulkner	Asst Secretary
Perry Caswell	Member at Large

Committee Members Attending

Dick Turner, ACC Chair

CAS

Michelle Massarrelli

Absent

None

Call to Order

The meeting was called to order at 3:00 p.m. by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present.

Vice President's Report

Nothing to report.

Treasurer's Report

- Bryan reports that 2015 has been finalized and the year can start anew. Craig reported an anomaly in the reports is a positive variance in the 6004 account, which is Emmen Rd. There is a variance there because the landscape contractor under-billed us all year for that area. However, it turns out this contractor also billed us for services included in their contract (which showed up in 6001), so it ended up being very close. Net income is \$4,000, Craig reports. Craig wants to double check on a double payment of electricity with CAS. Every sub association also has a positive variance.

ACC

- Dick reports 8 requests: a color change, a new door, 3 tree removal requests, a storm door addition, fence construction, wooden deck, and a pergola. Michelle has notified a door/shutter color change without prior approval, asked Dick if he had yet received an

application from the resident for these changes. Dick summarized for new board members the timeline of ACC approval, which is usually within days, a week at the most if a meeting needs to be held. The ACC committee has 30 days to get back to the resident, but Dick says the ACC committee processes these requests much quicker than that.

Building and Grounds Committee

- Hole in the parking lot at the park. The contractor came out and did a winter time repair, which may need to be re-addressed when the weather warms. Perry's concern was that there may be a drainage issue below the hole; in actuality, it seemed to be a recessed stump from a tree that had been cleared years before.
- There is a berm that separates two sets of back yards, a drainage swale on each side of the berm. Atop this berm, parallel to the length of the berm, are two rows of elaeagnus bushes, which are overgrown beyond controllable. When Perry reviewed the landscaping contract, this area should have been maintained by the contractor (Reid) but appears to have been neglected for a number of years. So the two rows of bushes are completely intertwined and too high to trim. To remedy the overgrowth, the contractor cut one whole row way back and left the second row. When the contractor started to go back and pursue the second row for further cutting, Perry received some resident phone calls, which prompted him to ask Reed to keep the one row at a natural height and re-address the appearance during the growing season. In addition, the drains at the end of these swales are clogged up and the backyards were collecting water. Reid trimmed additional bushes, cleared the drain and uncovered the pipes.
- Loomis mulched One Taberna Way – OTW's first and only one of the year. This is the first service Loomis has performed for us in 2016 and residents seem happy.
- Craig then reviewed contracts out loud for the Neuchatel area, which Perry had said he had already read enough to conclude that Reed had neglected this area for a while.
- Perry said that Joe Kelly will continue to handle the mailbox replacement and mailbox numbers disbursement.
- 80% of mailbox numbers are in compliance. The ones not in compliance are either worn, put on only one side or using numbers that are not "Taberna issue". If Michelle issues violation letters, then a concern was voiced that the HOA have a current stock on hand of a variety of numbers, which has not been the case in the past. There has, with some numbers, been a lag time ranging from days to weeks to receive the needed numbers. It was suggested that the HOA order a range of numbers, pay for them, and have them sent to Joe for disbursement. Perry will oversee this process with Joe, including managing the invoices.

One Taberna Way Drainage Issue for Building and Grounds:

Perry met with Reed Landscaping to review the OTW drainage issues, which have impacted this sub association for years, particularly in the past few very wet years. Perry walked the entire

area with Reed, and Reed's proposal makes sense to Perry; however, there are really only 4 areas that need substantial attention, one in particular due to water getting into the crawl space of a house. The total quote for the job is just over \$10,000.

A meeting has been scheduled with the residents in mid-March to discuss the solution moving forward along with the funding source.

President's Report

Executive Session

Closed discussion of delinquencies.

Mark asked a general question of how many accounts are in delinquency of a significant amount and how many of these are reviewed at each board meeting. He also asked if Craig usually reviews all of these or if the Finance Committee traditionally handles this.

Manager's Report

Michelle distributed the compliance report. She is going to try to modernize this process a bit in months to come.

The dead tree that was struck by lightning was removed at 113 Geneva Rd.

Michelle brought up the significant number of homes that required power washing at this point.

Old Business

None

Action Items

None

Website Update

- Budget is now uploaded in a legible format
- The board of directors' page still needs to be aligned. Katie has tried to re-format it and the webmaster tweaked it but it still is not formatted properly.
- As far as the online directory is concerned, the webmaster is concerned that he has approval from everyone in the written directory to put their information online.
- The webmaster said he will put anything up there that we wish and will use our printed directory as a reference but the webmaster wants to ensure that we are ok with this.
- John asked that perhaps we pursue a negative affirmation approach.
- Katie will talk to the webmaster about the cost of adding the online directory.

New Business

1. House power washing question. With the very wet, warm winter and wet year, there are a number of houses with significant mold and mildew buildup and in dire need of pressure washing. Michelle found 32 houses in need of power washing in one day this month. It was suggested that a grace period be granted for owners to address this to which the board agreed. No mold/mildew violation letters would be sent out until April. Michelle's voiced her concern that some residents that have paid to comply when they were notified might take exception now that other neighbors are going to be given a 2-month reprieve. There are also a few that are in DIRE need to be addressed immediately.

The ones that have already been cited (27) by letter; those will be allowed until April to comply. Only courtesy letters will be sent out from now until April. No citations will be given out during this time. No one will be cited until April.

Michelle asked to review the adjudicatory process, which was done. She voiced a concern about receiving notification of their results

2. Appointment of Committees and Chairs:

B & G

Perry Caswell, Chair

Bill Durante, Vice Chair

Jim Wilson

Joe Kelly (Mailboxes and numbers)

Finance Committee

Bill Durante

Dan Walczak

Gary Thirkell

ACC

Dick Turner, Chair

Charlie Danneman

Jerry and Deb Willard

Steve Harman

Flag Chair

Alva Windham

Adjudicatory Committee

Monte Starr

Frank McGee

John Serumgard

Naturpark

Ren Klawson, Chair
Tom Watson
Berry and Bart Rovins
Bob Carnes
John Hanley

Welcome Committee

Liz D'Alessandro
Sue Gordon
Debbie Polacke

Community Watch

Still in need of someone!

Motion made by Bryan and seconded by Bill to approve the above committee members and their chairs. Motion pass unopposed.

3. Tabmail Discussion...has seemed to veer off of its original intent towards more of a yard sale instrument. Mark thinks it does not necessarily predominantly handle the issues of its original intent, i.e. resource sharing. Instead, it is become an electronic yard sale. Discussion ensued, including the idea of holding an orchestrated, annual yard sale in the Taberna community as an outreach event. Since the board declared yard sales as a home business, which are forbidden by the covenants, yard sales have now become "illegal." Bottom line, the HOA board does not have any jurisdiction or adjudication over Tabmail; Wayne Maruna does an exemplary job of managing and monitoring it.

4. New Common Area Maintenance Contract Development

The agreement between the HOA and the owner of Taberna CC is still being drafted to ensure that the community is protected and the initiative produces the desired result. This should be completed within the next month (including our legal review).

Action Items

CAS:

- Check on [REDACTED], if payment has indeed been made at any point.
[REDACTED] Pursue delinquency payment plan with Bonnie/Katie (attorney) [REDACTED]
[REDACTED]
- Check on insurance of newly redefined common areas that are being taken on. Is additional insurance needed and, IF so, how much?

Craig:

- Adjudicatory Committee needs to respond promptly to Michelle at CAS when bringing issues to a hearing level. Our committee has decided, on its own, to NOT bring something to hearing without letting Michelle know, so she is still pursuing it. She asks that Craig address this with the Adjudicatory Committee.
- Note the power washing reprieve in the President's note in Taberna Tribune.

- Ask for Community Watch chairperson help in Presidents Letter

Katie

- Ask Webmaster about online directory costs/logistics
- Ask Sue McCarthy if she is interested in the Crime Watch Committee

Perry:

- Try to organize a meeting with Reed and the residents of OTW

The meeting was adjourned at 5:05 p.m.