



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

Board Members Attending

Craig Baader	President
John Scirica	Vice President
Katie Shorter	Secretary
Perry Caswell	Member at Large
Debbie Walczak	Treasurer

Committee Members Attending

Dick Turner, ACC Chair

CAS

Jessica Vest

Absent

Bill Durante, Asst. Treasurer
Mark Faulkner, Asst. Secretary

Guest

David Unsicker, GM, Taberna Country Club
Chris Robertson, VP, Touchstone

Call to Order

The meeting was called to order at 3:01 p.m. by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present. June 2016's minutes were approved.

Guest Presentation from Touchstone

Touchstone presented the HOA Board with a map of Taberna, highlighting the areas that they maintain could be converted into residential lots. After their tour of Taberna just prior to the board meeting, they eliminated a few from consideration and also saw a few that may be added in or discussed. Touchstone's goal for the board meeting was to come to a general agreement that there may indeed be SOME lots that are suitable for consideration. From there, Touchstone would move forward with 2 items: 1) their attorney would draft an amendment and 2) approach surveyor/builder to measure the lots more to scale and ascertain where green and tee placements are in relation to the lots. Katie will make copies of this map so that each board member can evaluate each of the areas up for conversion. Touchstone does not wish to proceed unless Taberna approves.

Considerable discussion ensued, lot-by-lot, including discussion about who exactly would benefit from these areas becoming lots for sale. In the end, each board member is asked to review the plan closely in order to review each area considered for lot conversion. Touchstone's intent is to be as transparent as possible while involving every neighbor who would be impacted by any lots being added, from both the residents' and golfers' perspective. The board is asked to visit each site to be able to give input on each one. Also, each lot needs to be evaluated in terms of allowable impervious area, which was Dick Turner's biggest concern as a potential obstacle.

Touchstone emphasized several times that it is their goal to be as transparent as possible and to work with each and every resident who has a concern. He maintains that the addition of these potential new lots could affect the marketability of Taberna Country Club in a positive way. Next steps:

1. Touchstone needs to determine impervious coverage. Craig is going to provide Chris a local person's information who Chris can consult about this.
2. Touchstone needs to find a local builder/surveyor to evaluate the lots.
3. Their attorney would start constructing the amendment.
4. Each HOA board member will visit each site. David Unsicker is willing to drive anybody around Friday morning at 9 a.m.
5. David Unsicker will update the previous presentation to reflect the changes made based on the day's events (actual tour taken by David and Chris early on this day).

Zaytoun, Bill Pope, Kemske's father-in-law

Vice President's Report

- John called Sgt Dumbrowsky; no response after 3 attempts, so John went ahead and sent the request about the Taberna traffic light to the DOT.

Treasurer's Report

- June financials looks good, nothing out of line.
- Debbie also did a review of all of the 6000 accounts to prepare for 2017.

ACC

- Four change requests: 2 for tree removals, 1 for a garden shed and 1 for a backyard fence.
- Perry asked Dick what the requirement was for the number of steps to entry if a house is built on a slab, as the new build on Teufen is. Apparently the builder, Scheper, was supposed to have 2 steps going from the garage into the house (in addition to the 2

exterior steps), and he did not do this. The slab was poured and the studs were complete before Dick caught the builders' "oversight". Apparently the owner is physically challenged, and she does not want any steps into her home. However, Dick said that Scheper did not follow the plans submitted for approval, and he is in violation. Dick happened to be out of town when the slab was poured. Dick plans to ask the builder about scalping/grading the front yard in such a way to allow for the two steps; in any case, Dick plans to scrutinize this building process from here forward. The board discussed disqualifying this builder from doing any more building in Taberna.

- Dick also mentioned a resident who has requested to add a garage to his property. The proposal meets all of the covenant requirements, passes all of the standards set forth, etc. The adjacent house's owner, who has never lived in the home, has rented it out since he purchased it, and lives in Wisconsin, is protesting very vocally against the additional garage. He has called the Turners and yelled at both Dick and his wife over the phone, he has come to the Turners' residence and aggressively confronted them. He composed a long list of perceived problems, including a devaluing of his property. The board mentioned that, in fact, the additional garage will actually increase the value of this property and potentially the complaining neighbor's property. Per the covenants, the ACC chair can sign off on the garage request, as long as the building request is in compliance. Any and all potentially contentious correspondence from this resident will be referred to the HOA board in the future.

Building and Grounds Committee

- The landscaper who quoted Perry the very attractive rate for cutting back the Taberna Landing entry trees has not returned any of Perry's calls and so that option is no longer viable. Perry will now have to pursue someone else. Tarheel's name came up.
- Supplies to fix the swing set have still not yet arrived. The bill arrived, though.
- OTW – the structure on the end, closest to the tennis courts, installed gutters which ended up rotting the roof, causing the front porch ceiling to collapse. That building was also power washed today.
- The roof repair gentleman may be a possible solution to the Geneva-Neuchatel bridge.
- **Discussion regarding the grass height of vacant lots.** Jim provided 5 inspection dates for next year that he thinks will work, but these would be applied to next year's season, not this year's. Jim's quotes have been a flat rate per acre (per our bid structure, to which he has to conform), whereas Charlie Webb charges whatever he wishes. We will re-visit this again to make changes to next year.
- Jess mentioned there is a dead tree down on Geneva on the right side as the turn is made from the 4 way stop. She thinks this is common area and our responsibility.

Financial Report

- Flagler on 302 Taberna Way. We received a payment of \$50 on the bill of \$2600. He is in consultation with a bankruptcy attorney at this time.
- Debbie noted the decrease in accounts outstanding.
- [REDACTED] has filed for bankruptcy. We could try a judicial foreclosure but that would be at a cost. It is recommended that we continue with a lien against the property.
- We wrote off [REDACTED]. However, we are still able to pursue outstanding dues of \$445 with [REDACTED] under the new owner.
- [REDACTED] is paying \$100 a month.
- [REDACTED]. Of the \$1300 he owes, \$345 is legal fees, \$320 is late fees; \$635 are actual billings. Do we want to move to foreclosure? This has been going on since 2014.
- **Katie motioned to move to threat of foreclosure on [REDACTED], Debbie seconded it; the motion passed unanimously.**
- [REDACTED] payment plan was proposed and approved.
- [REDACTED] are paying for [REDACTED] plus the Master HOA. Five payments have been made – 2 weeks apart – in May and June, leaving a small balance and collecting about \$1800, leaving a \$167.50 balance.
- [REDACTED] is recommended to be left alone b/c bank is now aware of its abandonment. No hearing date as of yet. Property's grass is being cut.
- **Motion was made by Debbie to waive \$20 late fees for three residents who all paid within 2 weeks of the remittance date for annual dues. Seconded. Unanimously passed.**
- We don't waive any fees that are incurred charges on our part, but we can work with first-time-ever offenders with late fees.
- **Katie motioned to proceed with foreclosure [REDACTED], John seconded it. Unanimously passed.**
- [REDACTED] resident is still fighting his outstanding fees owed the HOA. CAS brought his account documentation for the past few year's for the board to review. He has incurred late fees more than once in the past three years, and CAS has already waived \$125 in fees in the past. The board has already discussed his account at the last two board meetings; his fees will not be waived.

President's Report

- OTW has accepted Greg Wolf's assessment of the financial situation and management of reserve accounts. Their reserves will dip below the recommended percentage but the plan is to build back up the reserves aggressively to plan for the future. Debbie and Craig will take a first look at all of the budgets during the coming month.
- Harry Blot wishes to coordinate a meeting with Craig and Ward 3's new Alderman, E.T. Mitchell. Craig asked that the following issue be addressed: Taberna re-paving issues, the traffic light entering Taberna (making it a 2 lane left turn exit), and addressing the concerns regarding the new development at the end of Old Airport Road. Craig also invited her to attend the National Night Out in Taberna on August 2.
- National Night Out is August 2; Craig would like all of us to attend if at all possible and support our Crime Watch Committee.

Manager's Report

- Violation report was distributed and reviewed. Considerably less than previously; many houses on Neuchatel have addressed the need for power washing.
- Jess mentioned that boats continue to be a problem, particularly a property on Neuchatel.
- CAS composed letters to all of the OTW residents requesting proof of homeowner's insurance and the general policies. Craig is going to double check to make sure that policies ensure proper coverage.

New Business

- New Life Church requested use of Todd Denson Memorial Park as a start and end point for a 5K race on September 17. The board initially rejected it, as it was not a request from a Taberna resident. Since then, a Taberna resident submitted the request for New Life Church. Before proceeding, CAS needs proof of insurance from New Life Church. Jessica will stay abreast of that.
- Lot 455 has an approved storage trailer (bigger than a POD) while work is being done on the house.
- Jessica continues to use 12" nominal growth as a guideline for undeveloped lot maintenance.

Action Items

Craig:

- Provide Chris at Touchstone with some local contact for input about impervious coverage, surveying, etc. regarding areas being considered for residential lots.
- Follow up with David Unsicker to see if he has amended the Power Point previously sent to reflect the changes. Please ask him to re-send to board so that the board has the most current information.
- Did we, as a board, want to entertain a motion regarding the builder, Shepard?

Bill:

- Update everyone on the trash receptacles.

Katie:

- Make copies of large map for each HOA board member
- Get with Dick about possible builders to contact for Touchstone.
- Have Craig put Young/Webb pricing structure and inspection dates on agenda for discussion for October meeting.

Dick:

- Get contact information for Touchstone for builders who would have a good handle on expectations for lot specs.

The next meeting is July 26, 2016 at 3:00 p.m.

Adjournment

Meeting adjourned at 5:07 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____

