



May 2016
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
May 24, 2016

Board Members Attending

Craig Baader	President
John Scirica	Vice President
Katie Shorter	Secretary
Perry Caswell	Member at Large
Debbie Walczak	Incoming treasurer
Bryan Scoggins	Outgoing treasurer

Committee Members Attending

Dick Turner, ACC Chair
Sue McCarthy, Crime Watch

CAS
Jessica Vest

Absent

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

Call to Order

The meeting was called to order at 3:06 p.m. by Craig Baader, President.

Establish Quorum

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

Election of New Treasurer

John motioned and Perry seconded the motion to accept Debbie Walczak's nomination as the new Treasurer to serve out the remainder of Bryan Scoggins' term. Bryan has to leave due to family health concerns. We will miss him dearly! Board unanimously approved her nomination.

Minutes were approved from April 2016 with addition of Greg Wolfe's report on OTW reserves report. Hard copy of this is on file; only minutes are posted on website.

Crime Watch Committee Update

Board welcomed returning Crime Watch Committee chairperson, Sue McCarthy.

As she had done in the past, Sue will send periodic reminders out via Tabmail about any relevant issues regarding crime watch in Taberna, i.e. holiday times, vacation/empty house reminders, post-Christmas advice, etc. Holding mail, newspapers, etc, is advised – either let the mail delivery person know or do it through the USPS. Sue reports that the National Night Out

for Taberna is August 2, 2016 from 6-8 pm. The Taberna Country Club is going to supply hotdogs, chips and water for \$.75, which is a very generous deal and the tent will be placed on TCC property, therefore freeing up the streets. The Crime Watch Committee has money in their budget, and Sue will use this.

Local police officers and a fire truck with a ladder enter into Taberna with sirens going and drive up to the club. Families are welcome to bring their children to view everything; names will be entered into a drawing for a girl's and boy's school backpack stuffed with supplies.

Neighborhood has been completely incident-free for the past 4 months. Sue is looking for neighborhood captains, who just need to keep an eye out in their areas.

Vice President's Report

- Craig and John met with Tim Tabak (Evans Mill) regarding the proposed 1000-house subdivision at the end of Old Airport Road. The concerns are that Old Airport Road is 18-20 feet wide with no shoulder. The school buses and emergency vehicles are already of concern for access on these inadequate roads, which have no plans to be upgrades or paved for commercial traffic.
- The upcoming June 6 meeting will be the attempt to get a small, 40-house portion approved at the corner of Old Airport and the country road. If this is approved, it will be almost inevitable that the entire development goes forward. At this point, the developer has no plans to provide any access to Route 70 for this neighborhood and the 10,000-14,000 projected car trips PER day involved (not to mention construction traffic for the next 10 years).
- There is presently a dirt road extending from the proposed site to route 70; the developer has no plans to finish this and instead the traffic would come through Taberna or Thurman Road, past Creekside Elementary School, traversing on a very narrow road through Evans Mill, into the subdivision area. Our recent experience with all of the subdivisions built on Airport Road is that any west-bound traffic will use Taberna as a thruway to the light at 70.
- John and Katie will attend the June 7 at 6pm meeting. John will put something out on Tabmail to encourage residents to attend meeting.
- John also raised a concern over the number of vehicles that run the Taberna light (on red) on Route 70 at full speed, particularly larger vehicles which simply cannot brake in the time that the yellow light provides for them. He wants to pursue the idea of putting in an intersection warning flashing light to alert drivers when the light is about to turn.
- Our lawn contractor has mentioned that the grass area next to Old Airport Road (east side) is getting torn up by vehicles parking there when non-residents come to walk the loop. We welcome everyone to visit Taberna, but we are going to request that they park elsewhere. Craig will follow up with our local police to see what recourse we have.

Treasurer's Report

- Financials – delayed payments on contractors’ invoices. The variances appearing on the financial statements are payments that are delayed.
- Abbington Woods, Boleyn Creek and Taberna Landing have variances due to a one-month delay.
- OTW has a two-month delay in the payments.
- Craig is asking Perry to have the contractors invoice by the 24th or 25th of the month. Then it clears and the contractor can get paid by the first week of the month and the statements will reflect things correctly. The majority of the invoices have historically been paid within 5-7 business days; we need to get back to that cycle.

ACC

- Quiet month with just a few changes/requests. There is a request for new construction on Teufen. There is going to be a raised slab – no crawl place. They got an approval from the Army Corps of Engineers to fill any areas needed to proceed with the construction.

Building and Grounds Committee

- Perry reported on the OTW resident meeting held on May 21. The residents expressed confusion over why their savings account is inadequate to cover the expenses they are now facing. In hindsight, the dues never should have been reduced and, over the past 10 years, there could have been more aggressive savings strategies implemented. Greg Wolfe, their own resident, reported to them and tried to explain the current state of affairs. Some of the residents intimated that they were a bit distrustful of the HOA board in that some of OTW funds may have been moved around and used for general HOA expenses in the past. Perry reinforced that the OTW money is THEIR money and, with very few exceptions, they are going to decide how their money is spent by consensus. Shutter refurbishment, for example, was discussed. The residents decided between themselves to take care of the shutters themselves.
- A follow-up questionnaire was sent out and responses were received. Craig checked as far back as he could, and no OTW sub-association funds have ever been moved around out of their savings. The audits do break down each sub association.
- Reed is planning to address the OTW drainage issue starting the Tuesday after Memorial Day and will take at least 5 business days.
- OTW expressed that they would like to have one of their residents on the HOA board. Perry invited them to put their names forward for 2017.
- Perry expressed concern that Taberna’s established standard of 12” for maximum allowable nominal average height of grass on undeveloped lots is unrealistic, especially with the rain we have had of late. This height standard was established to ensure that there wasn’t too much grass for the equipment to handle and that the lots would never grow too unsightly. However, Jim Young feels that this limit is too strict and that he feels it is placing too much burden on the homeowners. Last year, Jim Young did the lots 7 times last year as opposed to 4 the year prior. Discussion ensued amongst board members as to what height would be acceptable and whether the cuttings should be made a certain number of times per period of time or to have the height requirement

drive the schedule. Perry proposes that the height guidelines be re-visited; he does not feel that it is realistic for lot owners to be getting 7 bills a year. Craig said if these standards are changed, the board needs to decide what the new standard is going to be. Jessica added that most of her communities do it quarterly.

- Perry proposed that the nominal height standard be changed to 17 inches. Perry will talk to the two vendors and report back at the next meeting.
- The Kut Rite crew may have the equipment to pressure wash the small bridge between Geneva and Neuchatel in the path that cuts through the woods.

Financial Report

- Craig reviewed the financials. [REDACTED] need to be written off, as there is no recovery potential for either of these.
- A resident wants all his late fees waived. Board discussion ensued, weighing in past trends/late fee payment habits, reason resident was asking for them, and any other considerations so that prudent and reasonable decision could be reached.
- [REDACTED] will probably be written off but we are waiting on details.
- [REDACTED] is in arrears once more; we can proceed with foreclosure whenever necessary.
- [REDACTED] payment plan is in place and happening
- [REDACTED] is making payments
- [REDACTED] is moving forward with foreclosure
- [REDACTED] discussion will be deferred until later.
- [REDACTED] house is in second round of bankruptcy filing.
- [REDACTED] – lien is filed and house is for sale.
- Motion was made and seconded that we authorize that we write off [REDACTED]
[REDACTED] Unanimous decision to pass motion.
- Motion was made to write off the [REDACTED] portion of their delinquent account. Unanimous decision was made to pass motion.

President's Report

- The former B&G chair has been making statements (to our vendors and Taberna residents) that the HOA Board disclosed Jim Young's pricing data to Charlie Webb. All of the email trails were researched and revealed that the Taberna HOA did NOT, in fact, send any documentation to Charlie Webb containing any pricing information. Charlie was sent addresses and names only. One more public comment from the former B & G chair, and Craig will suggest he be removed from the B&G committee altogether.
- Any member of the B&G committee who needs to contact CAS needs only contact Jess; no other CAS personnel should be contacted.

Manager's Report

- Violation report was distributed and reviewed.

- Several street signs need attention; letters are missing. CAS submits these observations to the city, as they are maintained by the city.
- Jessica is looking at weeds, which are out of control with recent rains. She now knows the covenants' guidelines pertain not to weeds, but instead to nominal grass height.

Action Items

Craig:

- In next Tribune article, ask for Crime Watch Committee captains to support Sue McCarthy.
- Website directory online.
- HOA Board election information in Taberna Tribune article (3 openings).

Board:

- Ride around Taberna and look at grass on undeveloped lots before the next board meeting so we can wrap up the grass height discussion for undeveloped lots. Proposals out there are 1) increasing the height limit to 17 inches, 2) mow quarterly regardless of how high the grass gets. In the past, the former B&G chair decided when the cuts take place and let vendors know. How do we specifically wish to address this issue and resolve it at the next meeting?

Bill:

- Ask club about trash receptacles.

Perry:

- Talk to Webb and Jim Young about their input regarding undeveloped lot grass height and suggestions about a potential cut schedule. Talk to them about 17" proposed height adjustment.

CAS:

- Submit street sign maintenance concerns to the City of New Bern.
- Lots of mailboxes in violation of covenants.
- When writing up courtesy letters, please be specific about whether there is a grass issue or weeds in street issue or exactly what the violation is and include this in the letter to the resident. There appears to be confusion with some recent violation letters and exactly what the residents need address.
- Katie at CAS knows to address invoices so that they are more descriptive.

The next meeting is June 28, 2016 at 3:00 p.m.

Adjournment

Meeting adjourned at 5:18 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____