



November 2015
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
November 17, 2015

Board Members Attending

| | |
|----------------|-----------------|
| Craig Baader | President |
| Jean Hanson | Vice President |
| Billy Gent | Treasurer |
| Bryan Scoggins | Asst Treasurer |
| Katie Shorter | Secretary |
| Joe Kelly | Member at Large |

Committee Members Attending

Joe Kelly, B & G Chairman
Dick Turner, Architecture Chairman

CAS

Michelle Massarelli

Absent

Lora Starr, Asst Secretary

Call to Order

The meeting was called to order at 3:05 pm by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present.

Minutes Review/Approval

The October 2015 minutes were not yet prepared.

Vice President's Report

Jean Hanson updated us on the directory. She got some estimates from some different businesses in New Bern; all came in around \$3,000. Katie and Jean have been bouncing around trying to prepare the information to cut costs, but no one seems to have the software needed. Taberna Life said they may be able to print the directory for us at no cost for 2017. So, we are looking for a way to tide us over until next year. Considerable discussion was had regarding the expenditure of non-budgeted \$3,000 at this time as opposed to looking into other options, i.e. getting the file from The Shopper to see if we can make any changes to it. Discussion was also had about putting the directory on the website. Due to security concerns, we would have to require a login/password in order for anyone to access this. In addition, some concern was expressed that residents prefer a paper version and that some residents do not have computers. Also discussed was an option of compiling all of the 2015 changes and printing them up and making them available. Perhaps the current inventory could be completely liquidated between what Liz (Welcome Committee) has and The Shopper has, then the 2015 directory could be held over for another year. Michelle from CAS also mentioned that since not every resident opts to be in the directory, it is not something that can necessarily be in the

general budget for next year. Katie also mentioned that every avenue had not been exhausted with the Shopper and sharing of files. After considerably more discussion, including having a limited run printed to see how many changes have indeed been submitted for 2015. Craig said, due to a positive variance, there is money in the budget this year for this directory. It was also suggested we pursue a login option for the site. Motion was put forward by Jean to go ahead and authorize to spend an amount not to exceed \$3500 (without delivery) for the publishing of a new 2016 directory. Bryan seconded the motion. More discussion ensued, including the new distribution time of January 2016 instead of December for the directory. Michelle also mentioned that a \$9600 common area expenditure was just approved and passed onto the membership in the way of increased dues; how do we now have \$3,000 extra to spend on this? There seems to be some things still up in the air regarding this issue. Motion was voted down, 3 to 2, pending further information. Bill and Katie both want to look more into some of the other options discussed.

Treasurer's End Report

- The flagpole repair was paid for with a personal check. She will need to be reimbursed.
- We have a list of delinquencies over \$1000. Billy and Craig will review those today to start determining course of action on each one.
- There is a lapse in invoice receipts versus payment schedules, presumably due to some delays with the recent weather and the changeover of the operating system at CAS.
- Reserves at year end are \$50,363.68; another \$8,000 has been budgeted this year.
- Craig provided an update regarding One Taberna Way. The funds recovered against the delinquent account did not cover the first quarter for the sub-association. Their HOA does not have the flexibility to absorb much more, especially chasing non-recoverable funds. Bonnie (our Credit Attorney) is now clear that she does not file a lien unless Taberna's HOA Board directs it.

Architectural Control Committee Report

Dick Turner reports there has been just a few change requests this past month. Approval for a new kayak dock and a swingset.

Building and Grounds Committee

- Flagpole renovation is completed.

OTW has asked why there is only one pine straw application instead of two this year; it is because they cut the second one from their budget.

Finance Report

Delinquent account Status: The list of delinquent accounts is diminishing.

Manager's Report

- Michelle distributed the violation compliance report.
- There is a resident concerned about a vacant lot and the effects the resident maintains this lot is having on the quality of the resident's lawn. Lawn care companies have allegedly told them that this vacant lot will continue to have an impact on the quality of her lawn as long as it is not maintained more regularly. Building and Grounds and CAS note that a number of residences within 100 yards of this vacant lot are not complaining about this, and their lawns are well-maintained and healthy. B & G also noted the lack of maintenance with the beds, the lawn maintenance is also sub-par. B&G has indeed emailed this resident, even though they maintain they have heard nothing from anyone to resolve this issue.
- There is a tree maintenance issue for 113 Geneva Rd. It was struck by lightning and has died very quickly; it needs to be removed.
- Lot numbers are usually on their statements and are requested to be placed on checks. They were not on there this year, but Michelle said lot numbers are no longer needed.
- Craig mentioned that since the board already approved the budget, the dues notices can be sent out ASAP. Katie asked what the dues are for 2016. They are \$290 for 2016.
- CAS website still has our dues at 2015's amounts; the amounts need to be changed to reflect new amounts

Adjudicatory Committee Meeting Summary:

Jean attended and communicated the concerns of both the committee and the resident. The resident requested that various committee members (who are residents) come and inspect his property. However, residents are not allowed to step past the front lawn. However, CAS recommended that no resident get involved in this issue at this time. This is a CAS compliance issue and residents have no duties in this area. The Adjudicatory Committee will proceed as necessary without Craig's or Joe's involvement.

President's Report:

- Preparation is underway for the annual meeting on December 1, 2015. Michelle is tracking proxys on a regular basis. Craig has asked Katie to send a reminder out via Tabmail regarding the proxys getting back to CAS and the meeting as well.
- Craig also asked that we publish a meet-the-alderman date of December 8; Pat Schaible said she would be at the HOA offices to meet with any Taberna residents.
- Craig expressed concern that any prepayment of next year's club's dues would carry over to the next club's owner(s).
- There was still discussion on how we would get any directory news out to the neighborhood. Craig would put it in his article in the Tribune.
- Craig has asked if the architectural guidelines could be loaded up as PDFs so that people can access them and print them out instead of cutting and pasting them.

- Michelle suggested that we compile a Rules and Regulations list for Taberna. She also asked if we have a materials requirement for bed maintenance, i.e. pine straw, mulch, stones, etc. Dick said that they must be up to “the standards of the neighborhood.”

Action List

Katie

- Follow up with The Shopper about options for the directory. How much to just print 100 of 2015 directory? Do they have our 2015 file?
- Post 2016 budget on website
- Reminder email to TABMAIL about annual meeting and also post on website.

CAS

- Incorporate dues changes for 2016 into their website for Taberna. Right now, link still has 2015 dues amounts.

Joe/Jean

- Find out how many 2015 directory copies are left?

Announcements

The next meeting will be Tuesday, December 8, 2015 at 3 p.m.

Adjournment

The meeting was adjourned at 4:38 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____