



October 2015
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
October 27, 2015

Board Members Attending

Craig Baader	President
Jean Hanson	Vice President
Billy Gent	Treasurer
Bryan Scoggins	Asst Treasurer
Lora Starr	Asst Secretary

Committee Members Attending

Joe Kelly, B & G Chairman
Dick Turner, ACC Chairman
CAS
Michelle Massarelli

Absent

Katie Shorter	Secretary
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Guests

None

Call to Order

The meeting was called to order at 3:03 pm by Craig Baader, President.

Establish Quorum

Lora Starr determined that a quorum was present.

Minutes Review/Approval

The August and September minutes were approved. In addition, an interim board meeting was held on October 15, 2015 to review and vote on the contractor bids for 2016. These minutes were approved; Craig needs to email them to Katie for the website.

Vice President's Report

The Shopper, part of the New Bern Sun Journal, has always printed the annual Taberna Directory at no charge. They solicited all of the ads, arranged all of the resident data, and then sent it out to be printed. This year, however, they are not going to provide this for the HOA, i.e. they will not be soliciting advertisers for us (new management at the paper). Therefore, the directory will come at a price of \$3,000, delivered. Jean has just received this news the day prior to the meeting. She will call around to local printers to gather rough quotes to see if the board can get something cheaper. Jean said she would check with the Sun Journal to see if the board can get the electronic file containing the directory information from them. The board currently has the directory information in Excel; the Sun Journal converted the information into the directory format on their own software.

Architectural Control Committee Report

Dick Turner reported that there were 5 ACC items. 4 were changes: 1 for a hydra pool, 1 for trees struck by lightning, 1 tree removal due to soil erosion, and 1 tree removal adjacent to a construction site. The last ACC item was a new construction request for Boleyn Creek.

Treasurer's Report

- Bill reviewed 2016 budget. These numbers are without the possible additional landscaping maintenance areas.
- Craig mentioned that the HOA needs to draft two new agreements: a property lease agreement between the club and the HOA for the additional common areas and the operating agreement for the actual maintenance. He will draft them and have Bonnie and the CAS attorney review them.
- There was discussion about different accounts. A suggestion was made that the board budget for converting all of the HOA documents to a digital format. There are amendments and seldom-referenced documents that are available only on paper. Craig suggested the board pursue getting them typed up or converted. Katie can get an estimate.

Building and Grounds Committee

- Joe reports that the B & G committee will be changing. A few members are leaving the B & G committee and Joe has some suggestions for some replacements based on some interest expressed. Craig said before any new committee members are brought on board, it may be best practice to wait until the new B & G chairman is in place. Joe replied that he is not leaving as B & G committee chairman; he is just taking himself off of the board. He wishes to continue his role and responsibilities as B&G chairman.
- In response to this question raised, Craig stated that the new B & G chairman will be in place once the new board is assembled as a few of the new nominees have expressed interest in the B & G area.
- Joe was under the impression that the OTW budget allowed for pine straw application twice a year. However, only one pine straw application was in the budget.
- OTW's drainage problem is still unresolved. Joe has reported for the past few months that Todd has plans assembled to address the lack of drainage and standing water issues at OTW. However, Joe and Todd have not been able to wrap things up in the last few months to address this. Craig noted that he has been approached several times about this. Craig said that if Todd is going to commit, he needs to commit. Otherwise, John Reed needs to get involved. Craig asked Joe to press Todd on this project to get the situation resolved.
- Naturpark boardwalk has a pitch to it as some of the recent weather must have lifted some of the 4x4s. They have partially fixed it, but to complete the job (using 2x6s) will

be about \$500. Joe will check to see if the situation has improved and get the required repairs made.

- After compiling the data from the speed monitoring device placed on Taberna Way, only 4% of the violators would have been cited. There must be at least a 10% violation rate to warrant a review of the speed limits or other actions by the police. The city said they can erect a “SLOW” sign in that area if we would like.

Finance Report

- Bryan noted some delinquencies and a new delinquency. Bonnie, our attorney at CAS, suggested that the HOA write off the smaller delinquencies (i.e. \$40 late fees). CAS mentioned that the only way that these can be written off is if we tell CAS to do so. It was decided to roll any leftover delinquencies onto the upcoming (next) year’s bill, with the exception of a few up for discussion.
- After discussion, Bryan motioned to write off the accounts discussed. Jean seconded the motion, unanimously approved.

Manager’s Report

- Distributed violation/compliance summary.
- Two properties are going to adjudicatory committee in November.

President’s Comments

- Craig has some people who have indicated interest in joining the board. Michelle (CAS) said the candidate profiles need to go out this week (week of Oct 27). Craig asked that she provide him with the format for this. He had 6-8 people mention interest in board positions.
- Maintenance issues on two vacant houses were discussed – 201 Walden Ct and 110 Ticino Rd. 201 Walden Court is still being investigated by CAS’ legal department as to which bank has the loan on the house so that the bank can be contacted to let them know the house is vacant. 111 Ticino is being minimally maintained.
- Flagpole in front of Taberna is listing at least 5% and needs to be fixed. The total cost would be \$1082.00. Jean motioned we spend the money to fix the pole; Lora seconded it. Unanimous vote was passed to fix the flagpole.

Action List

Baader:

- Press harder to find out more information about 201 Walden Ct., which bank owns it, do they know it is vacant, etc. so that the property maintenance can be addressed.

Bill:

- o Send budget to Craig for review and work with him to finalize for vote.

Joe:

- o Press Todd harder for his OTW plan to address the drainage. This needs to be resolved or we need to pursue another plan ASAP.

Jean

- o Check with local printers to see how much they would charge to print Taberna directory.

CAS:

- o Send out board candidate profile template to Craig.

Katie:

- o Pursue quotes on getting all paperwork in digital format.

Announcements

The next meeting will be Tuesday, November 17, 2015 at 3 p.m.

Adjournment

The meeting was adjourned at 4:22 p.m.

Addendum to Minutes:

Following this (October's) HOA board meeting, the final 2016 budget was assembled and distributed electronically to all HOA board members for acceptance/rejection. Within this budget, a dues increase was applied of \$10 per residence (to \$290) in anticipation of the Taberna HOA taking on approximately 6 additional acres of common area maintenance that has been discussed in previous meetings. The board is awaiting the actual contracts regarding the land rental and the operations requirements, which are anticipated to be finalized by the end of the year.

The board unanimously approved this 2016 budget with the dues increases included. Email trail of votes is attached.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____