



**September 2016**  
**Minutes of Board of Directors Meeting**  
**Taberna Master Homeowner Association, Inc.**  
**September 27, 2016**

**Board Members Attending**

Craig Baader	President
John Scirica	Vice President
Debbie Walczak	Treasurer
Katie Shorter	Secretary
Bill Durante	Asst Treasurer
	Acting B&G Chair

**Committee Members Attending**

Dick Turner, ACC Chair

**CAS**

Jessica Vest

**Absent**

Mark Faulkner, Asst Secretary

**Call to Order**

The meeting was called to order at 2:55 p.m. by Craig Baader, President.

**Establish Quorum**

Katie Shorter determined that a quorum was present.

**Vice President's Report**

- Adjudicatory meeting was held regarding a residence on [REDACTED] regarding a commercial-sized trailer that is parked on the street in front of a residence – not the trailer owner's residence. The owner has received 5 violation letters, has ignored all of the letters, and this problem has been going on since June 2015. Taberna's bylaws state that the trailer cannot be parked on the street. The adjudicatory committee wanted to send one more warning letter, but VP John recommended that they proceed with assessing fines; Monte Starr, the Adjudicatory Committee president, was going to call the owner one more time and report back to John before the board meeting today. John has not yet heard back from Monte; he will follow up.
- Bill Durante asked about a trailer on [REDACTED] in the driveway. The resident does landscaping on the side. Bill says that the trailer is on property more days than not. It is suggested that pictures be taken and send directly to Jessica at CAS so she can cite the owner. She can only write up what she sees on the day that she does inspections. If the trailer happens to be gone on that day, she will miss it. All residents are advised to help monitor violations by contacting CAS directly.

- 2017 Board nominee update:

Greg Wolf, Chip Hartzell, Dick Stern, Chad Sittig, Mary Ann Faulkner and Bart Rovins have all expressed interest. Mike Farino expressed interest to Bill Durante to help out with the Building and Grounds committee. John will follow up with Mike and Bart to see if they are indeed interested. CAS has template for the candidate bios to send out to all of them. Candidates will be finalized at next board meeting so annual mailing can commence.

### **Treasurer's Report**

All accounts seem to be up to date. Budget was finalized.

### **ACC**

2 tree removals. Dead tree behind Ed Stuckrath's house on Hole 7 needs to be removed. Bill will look into it.

### **Building and Grounds Committee**

- Bill researched the dumpster in the parking lot of Todd Denson Memorial Park. Because it sometimes becomes a dumping ground for trash, the board was looking at removing it altogether. The dumpster is rented for \$23.80/month. The major purpose it serves is a dumping place for the refuse from the park when Reed empties the trash barrels. When asked if they could just haul the trash away for us out of Taberna – so that we could remove the dumpster – Reed (the landscaper) reported that they are not even required to empty the trash barrels; they do it as a courtesy to the community. No, they will not take the trash elsewhere for us. So, for \$23.82/month, we are paying to have a dumpster for the park refuse.
- Also, two Taberna HOA trash cans along the walking loop are not being emptied as planned. Bill asks that if anyone comes across the new manager from the club or any maintenance staff, please mention it.
- There is some curbing cracked on a OTW's resident's driveway. This is city property and the city has said since it is a cosmetic issue, it is not a top priority. It doesn't affect water flow or any infrastructure, so the city is not planning on addressing it anytime soon.
- OTW drainage update: most recently, Reed, the drainage contractor, has installed some sod, which they had agreed to do once the weather cooled a bit, as a wrap up to their drainage project, which came in under budget. Reed had quoted \$10,200 to complete the entire job. This amount was divided into three quarterly payments and divided between the OTW residents. Two of these three assessments have been paid thus far.

The installation had totaled \$4900, leaving a surplus of \_\_\_\_\_. These monies were approved and allocated for use toward the drainage project, and only the drainage project. They will remain in the OTW account until the spring in order to assess the success of the new drainage system over 4 seasons. If, after next spring, the drainage issue has been fully resolved with the current equipment installed, then the surplus will be refunded back to all residents who have paid two assessments thus far.

- OTW has expressed interest in some new plantings in their beds. Their 2016 budget needs to be consulted to see how much they have left to spend. There is money set aside in the OTW budget for plantings around this time of year.
- DISCUSSION
- The board previously voted on a motion to approve the assessment of additional emergency dues only in respect to the repair of the serious drainage concerns at OTW. Unless OTW can establish a documented majority of OTW homeowners who vote for the remaining monies to go toward anything BESIDES the drainage, then the monies cannot be considered for anything else. The board cannot redirect any monies specified for the drainage project without a majority OTW voting otherwise. The HOA board is concerned that the area that underwent the repairs has not yet had a full year's worth of weather events to see how the repairs fare. It would be reasonable to keep the extra assessment on hand until then to make sure additional expenditures are not needed in this area. As of the last poll taken of OTW's residents, 7 agreed to use the leftover funds for beautification efforts, i.e. plantings; this is not a majority. 5 did not vote at all. The board cannot approve these monies being diverted. Katie suggested that the third installment of the dues not be assessed. Any of the remaining monies that are leftover remain until 12 months after repairs were made to ensure that no more repairs are needed regarding the drainage condition.
- MOTION:
- Katie motioned that the last payment not be assessed to the One Taberna Way owners and that the balance will be retained until a calendar year has passed to solidify that the drainage work done is indeed effective. Motion was unanimously passed. OTW has money in their 2016 landscaping budget to make aforementioned cosmetic improvements for the remainder of 2016.
- Jim Young is going to prepare a quote for the trees lining Taberna Landing. There are some monies that can be used from this year's budget, but dues for TL's six lots may have to reflect this extra expense. While Bill and Jim were there, they watched a UPS truck come through, which had to hug the center of the road in order to avoid the trees. Craig said that we don't have to hire insured/licensed maintenance contractors b/c we paid extra in our insurance to make sure there is coverage.

## President's Report

- [REDACTED]: Bonnie says to hold off on foreclosure. Waiting on hearing date, which is the same exact status reported out 2 months ago. CAS needs to move more quickly on this property's status.
  - [REDACTED] - removed black, inoperable vehicle from property. Total of \$6835.00 still due.
  - [REDACTED]: house up for sale
  - [REDACTED]: fines are being assessed, lien against property filed.
  - [REDACTED]: foreclosure. Jessica, what is the financial situation with them?
  - Katie noted that the comments are remaining the same for months on end on these delinquencies. Why are the statuses not changing? What needs to happen at CAS to push these statuses along? Will CAS not move on any of these until we nudge them?
  - [REDACTED] continues to pay on their payment plan.
  - Look into amount collected at OTW for drainage work assessments for [REDACTED]. Note this when giving monies back.
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- Craig had contacted TCC ownership to let them know that the greens were in horrible shape and that, unless some major changes are made immediately, Craig's opinion is that the greens will be lost for next year. The owners then came into town and had a meeting with Craig, the content of which Craig is unable to disclose, except that there are imminent changes on the nearby horizon. The entire membership should receive some kind of communication in the coming days.
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- Craig also asked the board to discuss the status of the perimeter area contract, which we can dissolve at any time. In reality, the contract was never finalized until the Spring time, the maintenance agreement has only been observed for about 4 months. At this point, it is still under review as to whether the TCC has upheld their end of the contract with ensuring that they maintain their areas up to the adjoining perimeter areas that are now HOA maintenance areas. This was tabled for further discussion at the next meeting in October. Craig wants us to discuss if we think it is worth it to continue this perimeter area contract? Craig is maintaining that the agreement was with Dave Unsicker, who is no longer at the club. In order for this to go forward with integrity, these perimeter areas need to be re-visited with new management and 2017 HOA leadership. Craig is now reporting that the TCC landscaping staff never knew what areas they were supposed to maintain. So, going into next year, Loomis will continue what he has done for another year, with the addition of 2 pine straw applications.
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- Jessica at CAS commented that this area of discussion must be documented on a map and the entire membership of the board needs to know where it is and what the borders are. Craig said he will send it out to the board. John S. wants to physically drive around the see it.

- Alderman Mitichelle update on Taberna Roadways:

1) Taberna Way is scheduled to be re-paved in the spring from the 4-way intersection up to Emmen Road.

2) She has been pursuing – in conjunction with the Evans Mill representative - the roadway issues along Old Airport Rd in the direction of Evans Mill and the looming residential development traffic impact.

3) Thurman Road intersection at highway 70 will get a warning flashing light; Taberna is not yet scheduled for any warning lights.

4) The last issue – changing the straight lane coming out of Taberna into a second left-turn lane – is still unresolved. It has been rejected in the past and she is bringing it up again for discussion.

### **Manager's Report**

Jessica distributed compliance report for review.

### **Old Business**

Response regarding Taberna Community Yard Sale has been overwhelmingly positive and was sold out in 3 days. Kelly is looking for ways to find more spaces for the waiting list. Kelly Cothery is providing tables, staff, logistics, traffic flow help, etc. Katie is placing ads in the Sun Journal, Craig's List, and Cherry Point Yard Sales. The hope is that TCC can break even with the cost of the tables (need to rent from Country Aire) and the additional staff needed. If the event is successful and we can find a way to cut costs and there are any extra monies left over, it would be nice to pursue an alignment with a charity, such as First Tee. After this year's event, future strategies can be discussed.

### **New Business**

When preparing the 2017 budget, some of the sub-association dues needed to increase to accommodate an increase in the 2017 landscape contract charges. Abbington Woods and Boleyn Creek's dues will increase in accordance with the additional landscape fees. One Taberna Way's will increase substantially to accommodate their additional needs for next year. Budget Draft is available upon request at any time from Taberna residents.

### **Action Items**

#### **CAS:**

- Follow up on [REDACTED] to see how many violation letters have gone out to this owner and whether this needs to go to adjudicatory committee?
- Please check on [REDACTED] to see if there is any equity or recovery potential with this foreclosure?

**John:**

- Follow up with Monte Starr regarding Nydegg Rd. trailer situation. Did Monte get any answer from the owner?

**Craig:**

- Wants to follow up again on OTW insurance situation.
- Note the power washing reprieve in the President's note in Taberna Tribune.
- Ask for Community Watch chairperson help in Presidents Letter

**Katie:**

- Book Creekside Elementary School for the Taberna HOA annual membership meeting for Tuesday, December 6, 2016
- Follow up with Kelly at TCC about Taberna Community Yard Sale

**Bill:**

- Pursue removal of tree on Hole 7.

**The next meeting is October 25, 2016 at 3 p.m.**

**Adjournment:**

Meeting adjourned at 4:50 p.m.

Approved by the Board of Directors:

Submitted by: \_\_\_\_\_  
Katie Shorter, Secretary

Approved by: \_\_\_\_\_  
Craig Baader, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

