



April 2015
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
April 28, 2015

Board Members Attending

Craig Baader	President
Jean Hanson	Vice President
Bryan Scoggins	Asst Treasurer
Lora Starr	Asst Secretary
Joe Kelly	Member at Large

Committee Members Attending

Joe Kelly, B & G Chairman

CAS

Michelle Massarelli

Absent

Billy Gent, Secretary

Guests

None

Call to Order

The meeting was called to order at 3:04 pm by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present.

Minutes Review/Approval

The March 2015 minutes were reviewed and approved. Katie motioned to accept, Craig seconded, majority voted to accept minutes.

Vice President's Report

Jay Valentine reports he will no longer be a representative for Boleyn Creek. Gordon Jameson has agreed to replace him. Jean motioned to put Gordon in as the new rep, Katie seconded. Majority voted to put Gordon in.

Treasurer's Report

Financial statements just arrived after Craig had to chase them down. Billy and Michelle are also in receipt of them. Collections are arriving from some delinquent accounts which will provide the funding required for some needed expenditures at One Taberna Way. Treasurer's Report is not yet prepared but is forthcoming.

Architectural Control Committee Report

- Six tree removals have been executed.

Building and Grounds Committee

- Condition of boardwalks on the main entrance side and at the Emmen Road side at Todd Denson Park may need to be addressed. Funding is available in the replacement reserve but the board was asked to check them out to see if they required replacement at this juncture.
- Old pavers have not been moved and used by dog area.
- Fence at Emmen Road may need to be extended to area of wetlands, as residents of adjoining community are still cutting through the woods and dog droppings are being left in that area. Approximately 290 feet of fencing is needed. Craig and Joe will meet and walk that area to assess prior to submission to the board for action.
- The dumpster at Todd Denson Park cannot be claimed by Republic at this point. Paperwork may have been lost between Waste Management Services and Republic when they changed hands, but Republic has no paperwork claiming this dumpster. They are being paid by the town to empty it, and we pay the town; it is stated on one of our utility bills. However, Joe feels the dumpster is in need of repair and wants to be able to establish ownership before we pursue the repair. People are using the dumpster for unauthorized dumping and he proposes we get the lid/bars mechanism repaired so the dumpster can once more be locked. In talking to Republic, they will repair the dumpster but will then start charging us \$35 a month rental for its use.

Joe maintains that we need to pursue records of ownership of the dumpster. The dumpster has been there at least since 2004, if not before that. Republic cannot maintain they own the dumpster; the burden of proof is on them to do so.

Discussion at length was had about the need for repair of the dumpster. Joe's concern is that the dumpster is left unlocked and there is unauthorized dumping in it. However, as the dumpster is indeed emptied regularly and there is very seldom a problem of overflow (maybe once a year?), the board voted to leave the dumpster as is.

Jean motioned that, unless issues arise with the dumpster's overflow, we leave the dumpster as is (unlocked). Bryan seconded it. Everyone voted in favor of motion; Joe abstained.

Lora Starr mentioned an unauthorized "for sale" sign on Sursee Ct. Michelle from CAS already has it noted and will send a notification out to owner.

- Joe has received numerous enquiries about mailbox refurbishments since Craig's note in the Tribune. In addition, he has given out many numbers for the mailboxes. Joe mentioned he needed access to the mailboxes in the storage closet and the posts are in the way. Katie and Craig said they would move the posts for him after the meeting and establish a storage area along the wall at the rear of the office building behind the file cabinets.
- Lot at 510 Taberna Way needs to be mowed. Lot 627. Joe was making sure that CAS had that noted this in their inspection report.
- One of the "no trespass" signs by the lake on Geneva has fallen down.
- Taberna Way common area has a half dozen trees that have been down for over a month now. The needs to be addressed with the responsible landscape contractor (see action items).

Finance Report

- Collections are progressing, as we are receiving payments on some delinquent accounts.
- It was determined that if Bonnie or CAS has a proposal in hand from an owner to settle an account with a payment plan, Bryan can approve this without running it by the board.
- Finance Committee has not met again, as there has not yet been a reason to meet.

Manager's Report

- Michelle has no access to any of her CAS documentation due to their internet service being down.
- A member from the adjudicatory panel has been contacting Michelle directly to let her know she should not be sending violation letters to a property on Neuchatel whose trash barrel placement has been questioned (by the way, these correspondences need to go directly to Monte Starr) because this property is not in violation of the covenants. It is understood that the receptacles need to be 2/3 concealed and that this property is in compliance. Craig asked that we board members take a look at the covenants. This is an area where properties and houses are closely observed and where there are frequent maintenance issues.
- Is blue plastic border in front yard on Friburg within covenant guidelines? Is it a garden border or fence or unauthorized garden equipment? Craig explained that it is a border for a small garden around a tree in the front yard which happens to be Duke Blue Devil blue. This has been confirmed by the lady who resides there. Michelle did propose that we, as a board, consider our latitude as a board in possibly using the covenants to address this "attraction" in this yard.

President's Report

- Letter arrived in our P.O. box instead of being mailed to CAS. This is now in Bonnie's hands at CAS and she owes an additional \$195 in legal fees. Check is to be processed through Bonnie and the couple notified of their obligation for the \$195 in legal fees.
- The adjudicatory committee would like to look at Neuchatel violation letter before CAS sends it out. Michelle maintains that certain legal verbiage needs to be contained in the letters sent out and that her other neighborhoods have given her authority over these letters. She, however, will run the letters by the committee if needed.

New Items

- Bryan Scoggins brought forward a resident's request to post a turtle crossing sign on Emmen Road. The board appreciates the resident's concern; however, no signage will be provided by the HOA.

Action Items:

All Board Members: Visit boardwalks at Denson Park and drive by 110 Neuchatel Rd to observe trash receptacles.

Baader:

- Get with Joe Kelly to walk the area along Emmen Road that might require additional fencing.

Bill:

- Can you research years 2000-2004 for any paperwork regarding a dumpster?

CAS: No assigned actions

Joe:

- Get with Craig to walk fencing area along Emmen Road.
- Taberna Way common area with trees down for over a month; can you check on that?
- Talk to Ted (City of New Bern) regarding drainage on Mellen and Taberna Circle.

Announcements

The next meeting will be Tuesday, May 26, 2015 at 3 p.m.

Adjournment

The meeting was adjourned at 4:14 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____