



June 2015
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
June 23, 2015

Board Members Attending

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

Committee Members Attending

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

CAS

Michelle Masarrelli

Absent

Lora Starr, Asst Secretary

Guests

None

Call to Order

The meeting was called to order at 2:58 pm by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present.

Minutes Review/Approval

The April and May 2015 minutes were approved.

Vice President's Report

Jean Hanson has nothing to report.

Treasurer's Report

- Legal expenses are in order and still running below budget. We are going to need to be very judicious in our use of legal fees for the remainder of the year, as the recent foreclosure proceedings will cost us \$1700.
- Building and Grounds budget still looks on target.
- Lou at CAS accounting is spreading out some expenses throughout the year instead of allocating them as the work is planned. We still have some problems with the

assignment of budget amounts and actuals. Boleyn Creek, for example, has an expense against account 6010, but the “miscellaneous” account has the budget. The budget cleanup of the accounts has obviously not been completed. The amounts need to be moved from 6090 to 6010. This is causing unnecessary variances. Another example – OTW – has a \$6,000 amount lump sum under “landscape miscellaneous”; these expenses should be spread out in the months the expenses occur, not in one lump sum. The system conversion may have caused these mistakes; it needs to be cleaned up. OTW – the spread is \$7400 for landscape contract; it should be \$9300. There is a \$3200 variance at the end of April. The budget spread is wrong for OTW. The numbers overall are ok; but the allocations are incorrect, which will make the budget process for next year arduous.

Finance Report.

- Bryan motioned on May 28, 2015 - via email to the board - that all \$20 late fees assessed between January 31 and February 9, 2015 be waived. Katie seconded the motions, and the motion was unanimously approved via email (email trail attached to these minutes). Upon unanimous approval, these fees were expunged from the accounts that qualified.
- As a side note, \$195 due from 113 Geneva to cover the most recent lien legal expense still needs to be tracked.

Architectural Control Committee Report

- Fence replacement was requested. New construction for a fence requested. Two requests for closing in existing screen porches. One tree removal, one well to be drilled, and one request to screen in an existing porch. No feedback has been received on the OTW enclosure request.
- Michelle asked if 200 Ticino (on the golf course) had submitted a request to build a fence on the golf course side. Dick had received a phone call from the realtor regarding this fence on the golf course. The owner asked Michelle/CAS what the understanding of the “envelope” is. Dick and Joe clarified that the “envelope” is the area of the lot on which you can build – the “setback”. CAS will follow up with owner.

Building and Grounds Committee

- The potential fence at Emmen Road; Craig and Joe visited this area. The bids yielded a \$19/foot estimate at 320 feet – about \$5600 in materials. The board discussed whether building a fence would be a real deterrent to cut-through traffic. Also, some of the nearby residents have mentioned they have accepted the situation as is. No decision was made at this time as to whether we will pursue a fence in this area as we are awaiting the total cost to include the installation/labor.
- Does CAS prepare the RFQs for the landscape contractors? Joe will send a copy of the old RFQs to CAS for review. Joe would like CAS to prepare these RFQs. He plans to discuss this further at the upcoming Building and Grounds Committee meeting, which

Craig would like to attend. There are a few areas up for discussion – the one across from the club by the sign and the area added to the Todd Denson park for maintenance a few years ago. Craig recalls this, but Joe does not. Craig will look into it for Joe.

- The club will be going up for sale. Joe asked if it would be prudent to have Touchstone (the present club operator) bid on anything for next year. If the club is sold and he leaves, then we are in a precarious position if he is chosen as a service provider. The board agreed that we let them bid on anything they wish to, but we will monitor the situation very closely – with reservation - in considering any bids from Touchstone, who wishes to bid not only on the golf course areas, but also the common areas. The board noted that the golf course is still not looking up to standard.
- One Taberna Way still has a drainage problem. Apparently, there is still a step that needs to be completed by Todd at the Club – a measurement of the actual grade change. Todd wanted to “site” this before he could answer our questions and could not finalize anything until he does that. Joe thought the loop was already closed with Todd, so he will get back with him.
- The old dumpster at the entrance of Todd Denson Park has not yet been removed and is now full. After repeated phone calls to Republic, we will now draft a letter to Republic, indicating to them that we will give them until July 15 to remove the dumpster; otherwise, we will have it removed. Katie will locate local salvage companies to see who is interested in the dumpster. We will have it emptied first and then have it removed right after. Katie will prepare the letter for Joe to sign and Katie will send it out.
- Lot 706, 105 Sursee (backs up to 111 Sursee): there are some trees down and the lot is on our list for bush hogging. Michelle suggested that we send out a letter to them requesting that they remove all of the debris and also reinforced that we get owner approval for any removal that we would like to pursue and indicate the cost to the owner. CAS needs to send a letter to the lot owner indicating that there are trees down on the lot, which are not part of the bush hog contract, and it is going to cost an extra \$225 to clean it up; do they wish for us to pursue this?
- Lot 56’s owner called about an apparent extra bush hog bill; it was a case of them being billed very close together, not an extra bill. The board asked that Craig remind Taberna homeowners in Taberna Tribune that the bush hog schedule was changed to be weather and growth dependent, up to 6 times a year.
- The owner of lot 56 on Nyon would like to remove the evergreen trees at the back of his lot at his cost; they are completely obstructing the lake view. He is under the impression that this is HOA property, as we have a right of way all the way around the lake. After significant discussion about potential wetland concerns and the fact that there are a number of these trees, which are actually some kind of cypress tree. At the very end of the meeting, Dick and Joe reviewed the blueprint map of Taberna and discovered that the trees are actually on his property; the HOA’s right of way is much narrower than previously thought. Joe will inspect the lot – along with Dick – and let the owner know if he can remove the trees.

President’s Report

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- 201 Walden Road is still accruing fines for their overgrown lot.
- Lien filed on Teufen Rd house; the house is up for sale.
- 417 Neuchatel; closing reportedly scheduled for June 18, but the deal may not have happened.
- OTW property that has been outstanding was sent a foreclosure letter by the HOA board, effective June 20, 2015, per a motion made and unanimously approved at March 2015 board meeting. This will now run through the legal process; Bonnie will keep us posted.
- PR firm has contacted Taberna regarding the US 70 Bypass. She wishes to hear any input that any Taberna residents have regarding this project, which is scheduled for 2023. She claims that nothing has yet been decided and they are still at the exploratory stages. Craig can put a note in the Taberna Tribune if the dates of her visit fit with the Taberna Tribune publication.
- The addition of a second turn lane (turning left) out of Taberna has been proposed.

Manager's Report

- Michelle distributed the compliance/violations report, which indicates the number of violations sent out, in what area the violations occurred (i.e. trash receptacles, yard maintenance, etc.) and percentage of those that have been resolved.
- Michelle needs a list of which accounts' \$20 fees were waived. She would like to be included in this email trail next time a discussion like this takes place and that we need to address this sooner next year.
- 113 Geneva Road has received a letter from Adjudicatory Committee regarding the trash receptacle issue.
- Bryan wanted to review the Adjudicatory Process. Michelle/CAS sends out THREE (3) violation letters and photos to owner, Craig, and Monte Starr (adjudicatory meeting). If the matter is unresolved, the violation now is passed to the Adjudicatory Committee. The Adjudicatory Committee meets and then makes a recommendation to the Board. Most recently, the Adjudicatory Committee sent out a conciliatory letter draft to CAS to send out to an owner regarding a trash receptacle issue, requesting that, in the future, the owner please recognize, communicate, and comply at an early point in the process and not let it get as far as it did. Bryan wishes the Board to remain part of the process.

Old Business:

- Bill researched the shark tooth pile, which was proposed to replace the Bocci court at the last meeting. PCS Phosphate said there won't be any extra available until the fall and it will be about \$200.
- Since the last meeting, there has been renewed interest in the Bocci court; if, however, by the fall, Bocci doesn't commence in that area, we will pursue the shark tooth pile.

Action Items:

Baader:

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- Show Joe the additional footage of Todd Denson park that has been added on a few years ago for our contractors to maintain.
- Place a reminder in the Tribune that the bush hog schedule was amended this year to 6 times/year instead of the previous 4 times/year.
- Address the 70 Bypass PR issue in Tribune, providing contact information for the PR firm to residents and let them know where they can sign up for more information.

CAS:

- Check with the accounting department about accounts 6090 and 6010 for correct redistribution of expenses.
- Please send out note to Lot #706's owner on Sursee Ct. asking if they will authorize the removal of tree debris with a bush hog in the amount of \$225.
- Ask Katie (at CAS) about (Stover) balance. The spreadsheet indicates a balance of \$100 but they actually owe us \$195.

Katie:

- Ask Tom Watson to make changes to Committee contacts for Jay Valentine (Gordon Jameson) and to add Anne Aulet (sp?) to Abbingdon Woods.
- Check to see if HOA site is up and running; Michelle could not access it in the past 24 hours.
- Round up list of salvage companies, call to see if they will pick up a dumpster. Also ask if they will dispose of contents for us (Katie added this last question on).
- Write email for Joe to Republic letting them know we will be arranging for removal of their dumpster from Taberna if they do not remove it by ...July 15?

Joe:

- Obtain remainder or pricing information to include labor to install fencing.
- Send copies of our last used RFQs to Michelle for review.
- Let Craig know when B&G committee is meeting for RFQ amendments so Craig can attend
- Check with Todd to see if he sited the areas in question at OTW regarding drainage issue proposals.
- Talk to property owner on Nyon Ct. who requested removal of trees by lake (as well as his neighbors) and confirm that the trees are indeed NOT on HOA property but on their properties. They are to go through Dick to request approval for any changes.

Announcements

The next meeting will be Tuesday, July 28, 2015 at 3 p.m.

Adjournment

The meeting was adjourned at 4:11 p.m. but re-convened at 4:12. Dick presented the 1995 Taberna map to review the right of way surrounding the lake in the Geneva Road/Nyon area. It appears that the owner who wished to remove the trees is well within his rights to remove these trees (with ACC approval). Joe will advise him that he needs to submit an architectural request form, however. Michelle from CAS voiced a concern that the map we have in hand is

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the most recent one and that it is current in these markings. Joe is going to visit both owners on each side of the property because the trees extend to both side of this property.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____