



March 2015
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
March 24, 2015

Board Members Attending

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

Committee Members Attending

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

Absent

Katie Shorter, Secretary

Guests

None

Call to Order

The meeting was called to order at 3:07 pm by Craig Baader, President.

Establish Quorum

Lora Starr determined that a quorum was present.

Minutes Review/Approval

The February 2015 minutes were reviewed and approved.

Vice President's Report

Jean Hanson reports that she had nothing to add this month.

Treasurer's Report

Arrangements have been made for a delinquent account to pay \$1,000/month. No further action unless payment is not received. 30 days late, foreclosure will proceed per Billy's motion, Joe's second, and unanimous approval.

Delinquent accounts were reviewed.

- Reporting will now be monthly.

Architectural Control Committee Report

- There are 8 change requests since the last meeting. Four were for tree removal, one was for screened porch construction, two to enclose existing screen porches, and a front door change/shutter color change.
- He has a request for One Taberna Way. They would like to change the structure of a screened-in porch. They are requesting to put in an “easy breeze” porch, which involves replacing existing screening with panels that can be raised or lowered. The HOA covenants provide that the HOA is not responsible for the upkeep or maintenance of this new structure; this falls on the owner. The board does not take exception to the approval of this modification.
- Craig suggested that the sub-association lead be contacted (Bob Lande) to let him know that the HOA board has approved the installation.

Building and Grounds Committee

- Original courtesy non-compliance letter now goes by regular mail; can we consider sending it via email? Michelle said that we don't have the email address for every resident.
- At Todd Denson Park, spraying has been done, parking lot is being slurry coated, residents were notified that the park would be closed for a few hours
- Trees on Boleyn Loop (that were hanging over the unauthorized deck) common area have been removed. Deck is also gone. The flagpole stays.
- There are extra paving materials originally used in Boleyn Creek that Craig suggested be used at Todd Denson Park to eliminate erosion under gates and at end of bridge. Joe will take a look.
- There is still an issue of people dumping miscellaneous garbage outside the dumpster at Todd Denson Park. Michelle will follow up on this.
- The contractor invoice procedure...KutRite and Reed are claiming they are not getting paid on time. However, KutRite invoices are being post-dated when submitted for services not yet rendered. We are going to let them know we will make sure we will pay for services rendered with a 30-day billing cycle and we will hold any early invoices until the end of the month.
- For future mailbox request fulfillments, Michelle has to be informed that a mailbox has been issued and paid for, so that CAS has this information on record for the property. Somehow she has to be included in that loop of information.
- **Finance Report**

- Finance meeting has been held to review the year-end financial results and current financial statements. Approval was given to move ahead with 2014 audit.

Manager's Report

- Nothing going to the adjudicatory panel as of meeting time.
- There are a number of garbage receptacles out of place or in plain sight. The covenants state that if a receptacle is outside, it must not be visible from the street or the golf course and must be "screened". Violations are being distributed for these items.

President's Report

- We have Taberna artwork in our possession on a CD.

Action List

Baader:

- Capital schedule needs to be revised between Craig and Joe Kelly
- Craig will announce mailbox refurbishing offer via Tabmail and president's letter in Taberna Tribune.
- Will mention weeds in cracks of street areas in article as well.
- Will promote Tabs Helping Tabs in next Tribune article per Sandy Valentine's request.

Bill:

- Inform Michelle at CAS when you receive mailbox payment so that they can put this information on the property's record.

CAS:

- Check on Todd Denson Park (dog park) dumpster

Joe:

- Ask all vendors to send invoices as a PDF file only.
- Talk to Ted (City of New Bern) regarding drainage on Mellen and Taberna Circle.

Announcements

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

Adjournment

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

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____