



January 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
January 23, 2017

Board Members Attending

Bart Rovins	President
Dick Stern	Vice President
Joe Frangipane	Treasurer
Karen Mattingly	Secretary
Jennifer Toler	Assistant Secretary
Jazz Woodward	Assistant Treasurer
Gordy Barnes	Member at Large & Building and Grounds Committee
Katie Kandle	CAS

Guests

Bill Durante	Past Board Member
Bobby Aster	Alderman, City of New Bern

Call to Order

The meeting was called to order at 3:00 p.m. by Bart Rovins, President.

Establish Quorum

Karen Mattingly determined that a quorum was present.

OPEN SESSION

City of New Bern Guests

Alderman Bobby Aster – Updates

- Airport Road Project – Proceeding. Engineering quotes were higher than expected. Presently negotiating with the lowest quote. Widening of road, 32-feet with landscape, two lanes with turning lanes and two 12- foot travel lanes, two 12-foot shoulders, six-foot grass shoulder allow off shoulder, turn lane at Thurman Lane. Discussion of Old Airport Road – Creekside Park side, DOT issue; will work on getting that side done as well. Will also work on County Line Road. Suggestion to put burden on developer; cannot as it is a city road. However, looking at ordinances to make that happen. Changing a lot of road ordinances, especially addressing width of roads inside subdivisions and cul-de-sacs. Discussion of Fire Codes being changed and reversed. Discussion of future changes.

- Drainage issue on Ticino Road. Will communicate with engineers and report back.
- City Budget Time - We are looking at increasing the man power at the Thurman Road firehouse with the goals of reducing response time and providing better firefighting and EMS services. Taberna pays majority of property taxes but not getting same service as town. Also proposing at least an office if not a small substation right beside the fire station for use by the police. This would allow on duty officers to remain in the Battlefield District and not have to go to Queens and George Street to headquarter station to take phone call, make report, etc.

Approval of Minutes

Minutes approved from both November 28, 2017 meeting and December 12, 2017 annual meeting by last year's board per the statutes.

Committee Reports

Architectural Control: Dick Turner, change requests and discussion of 783 empty lots with commercial:

- Fence Construction – 275 Mellon Rd – style fence,
- 2 tree removals
- 2 new construction

Building and Grounds: Gordy Barnes

- Need to add streets signs in Boleyn Creek for Kids at play, etc.
- Jen Toler – discussion of street lights out in Taberna, Duncan Doughnuts side of railroad tracks. Called in ticket will follow up call with Matt Montanye.
- Repair v. replacement discussion, using money from reserves.
- Taberna Townes foundation repairs need to follow up.
- Motion made brought, seconded, approved to spend \$672 to replace dead Myrtles along Emmen Road boarding with the Selhorn development.
- Discussed an Abbington Woods resident's concern about appearance of landscape contractor employees. Gordy will review and discuss with contractor.
- Stop sign posts to be painted green by Jim Young. Also discussed Taberna Landing to addition of top soil and centipede grass under shade. Jim Young states will work. Gordy to get approval if Jim guarantees it will take. Jim to take 100% care of it, doesn't grow, Jim to refund money.

Treasurer's Report

Discussion of updating approval for payment requests as it now has a \$200.00 maximum; Katie states if it is within the budget amount, does not need board approval, but if was not budgeted, does need board approval.

- Joe to meet with Gordy and Jazz to look at the assets, when they need to be replaced. Separate sidebar meeting to be set up as Bart noted this item has been in audit for the last several years reserving XX money to repair, replace assets, but as that asset inventory is now about 5-6 years old, will need be reassessed to ensure they are being reserved appropriately.
- John Reed and Jim Young controversy over Arbon Court territory. Both have it built into their respective budgets, John Reed has contract. Will follow up with Jim.

New Business

- HOA All Purpose Building. Recommended in 2005 in Todd Denson Park. After discussion, consensus was not to proceed.
- 911 Reflective Mailbox Numbers - A resident recommended "911 grade" numbers for every mailbox. After discussion it was decided not to change the mailbox standard.
- US 70 Project
 - A resident recommended that HOA should hire a contractor to maintain an area adjacent to Hwy 70 to the right as you exit Taberna. With the US 70 development that area is going away. This is moot.
 - Dick, Jen, Tim and Bob attended meeting and working the two reports of the tracts. A summary of the meeting was posted to Tabmail. NCDOT will hold another focus group meeting sometime this summer. HOA really needs to get residents interest to go.
- Committee Membership. Bart has asked Dick to take the lead after today to make sure that our committees are staffed appropriately and that we have a current list of members.
 - Adjudicatory Committee. With the passing of Bill Cheesman, Committee Chair, a motion was made, seconded and approved to appoint the following residents to the Adjudicatory Committee - Tara Hughes, Chairperson; Members, Chad Hartzell, Mike Miller, Bruce Clark, Alternate.
 - Finance Committee. With CAS responsible for the majority of the work associated with managing the HOA's finances, the Board thought that there was no longer a need for a standing Finance Committee. Motion made, seconded and approved.
 - ARC Committee. Richard Turner, Jerry Willard, Charles Dannemann & Deb Willard.
 - Building & Grounds Committee. Gordy Barnes, Mark Eckert, and Jason Raper.
 - Crime Watch. Bart has three candidates to interview and will report back.
 - Flag Committee. Glen Killian.
 - NaturPark Committee. Betty Rovins, Brian Graham, Bart Rovins, Cindy Teasdale, Walt Teasdale, Tom Watson.
 - Website administrator. Joe Frangipane.
 - Boleyn Creek Villas. Jim Wilson, Paul White, Gordon Jameson.
 - Abbingdon Woods. Ann Ouellette.

- One Taberna Way. Donna Clayton, Ruth Elsner, Tom Love.
- Taberna Townes. Jazz Woodward.

Dick to get updated list for publication in Tribune and give to Joe for website update.

- Master Calendar. Karen to develop a two-year calendar of our key events which would reflect monthly meetings, start the budget cycle, budgets approved by, 2019 bid process.
- Website discussion as who should have access, residents or general public, as we are publishing financial data, minutes, etc. The consensus was to lock down minutes and financials and limit this information to residents. Joe to follow up with web administrator on how to control this and to give him Katie contact for her to have administrator access.
- Community Yard Sale - Bart discussed with the Taberna Country Club the community yard sale to be held at the Club. The Taberna Country Club will continue to host the event as yard and estate sales are prohibited as a business under the covenants. We need to reconnect the HOA sponsorship to the yard sale. This way, legally, since the Country Club is putting it on their property, the HOA is following the bylaws guidelines. Motion to help sponsor the community yard sale, spring and fall and if need to pay for the signs with HOA. Motion – seconded and approved.
- 20 Year Anniversary Party. Karen to contact Katie Shorter. She has been asked for a proposal for the Taberna Country Club to host, but it would be a community wide event. HOA has a \$5K placeholder in the budget to help defray costs. Details to be worked out, date, probably June.
- NaturPark – Discussion of whether the #3 canoe should be replaced because of a fiberglass patch. Four canoes are reserved, money budgeted to replace them if necessary, but as the patch is functional and does not need to be replaced. Revisit in fall after it is seen how much summer usage.
- NaturPark Project Boardwalk Repair. Gordy to give attention to the secondary boardwalk as it is no longer level because of the way it was built.
- Taberna Townes. Bart received two documents from First South Bank that said by e-mail that literally said please get these to the right person for signature approval. One is a license from the railroad that the Bank, City and the Railroad negotiated to allow us to use Battlefield Trail. We were **not** a party to that meeting. The other is a proposed 2nd amendment to the Protective Covenants buried in the next to last paragraph states, “In the event the Railroad wants to take back its land, the HOA agrees to relocate, at its cost, to relocate Battlefield Trail and all the utilities thereunder.” The Railroad right of way is 200 feet not the 100 foot that is on the plat. Weyerhaeuser and the Developer erred in the original development and Weyerhaeuser granted an easement to the Historical Society, they didn’t have authority to grant. Mitchell and Lee did nothing with the Railroad that’s documented to correct this. First South Bank is actively trying to sell the development. Our lawyer discussed with the Bank’s lawyer: HOA was not willing to sign these documents; we do not own Battlefield Trail today, we are not willing to buy a

liability for the future, which wasn't our creation, which First South Bank needs to clean this up or the developer to clean it up. There is an alternative entrance that is platted already, but not recorded with an alternative entrance. Bart will report back at our next meeting.

President's Comments

Action Items

- Emergency Fund. Several years ago, a prior Board decided to build an emergency replacement fund to be used to recover from severe weather or natural catastrophe. This fund was intended to be capped at \$50,000. The fund is now at \$75,000. Need to decide when we do the budget as to what the cap should be.
- Katie to give Gordy the list of lots being bush hogged by Jim Hurley.

Vice President's Report

Dick reports on the snow storm regarding the information given over Tabmail with respects to the conditions of the roads, etc.

Treasurer's Report

Joe has put together financial notes of year ending of the five sub communities. Four were in the black, \$1,200- \$2,600. Taberna Landings in the red by a little less than \$300 and that will be offset by their \$2,300 operating cash. Master Association ended the year with a \$18,500 positive variance. Taberna Townes brought \$5,000 to it.

Aging accountable - we are 1.87% of aging income out of \$362,000. Only about \$7,000 in arrears and that mainly accounted for four major accounts: Abington Woods and 3 major accounts in Taberna Master.

Katie reported on arrears. Flagler in and out of bankruptcy for years. Filed proof of claim, paid \$930 in November, but nothing since. Our attorney will follow up with the bankruptcy attorney to see why we have not received anything else. Waiting to hear back.

Bart reported on the following:

- Kendall is approved foreclosure.
- Lamm. Bart spoke with Bonnie Braudway and she believes Lamm will pay.
- Beauchamp is paid up.
- Butler was paying \$200 a month. Al lien has been filed a lien because he has stopped paying.

Violations

- 216 Nydegg Road. Adjudicatory Committee met last night. HO did not appear at the hearing. This is regarding a small garden trailer, open grate. Although it is not there now, being that it is a golf course lot, we have received complaints about trailer at Hole

6. The Adjudicatory Committee will send a letter to the homeowner stating, we recognize this has been remedied and thank you very much, but if it reappears there will be \$100 a day fine attached. Homeowner will be responsible for fine(s) if the trailer reappears.

- 207 Nyon Court – hearing set for late February, where a contractor's trailer is parked on the lot at night and weekends. Recurring issue.
- Violation list to be cleaned up by Katie, quite a few violations were given in error.
- 502 Taberna Way. Shutters completely off front of home. Broken shutter across from Teufen, down, took picture.
- Discussion of houses that have the shutters that are discolored or faded and when it becomes inconsistent with the "neighborhood" so that it sticks out. Tabled till next month and Katie will provide guidance.
- Katie to give Transfer Report to the Board and Welcome Committee every month.
- 118 Nyon. Joe states this is a rental home has a black roof-MOLD. Has been cited for over two years and is not on report. Katie to follow up.

Motion to Adjourn. Motion – Jazz, Seconded Gordy, approved.

The next meeting is February 27, 2018 at 3 p.m.

Adjournment:

Meeting was adjourned at 5:30 pm

Approved by the Board of Directors:

Submitted by: Karen Mattingly
Karen Mattingly, Secretary

Approved by: Bart Rovins
Bart Rovins, President

Date: 2/27/18

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