

Taberna Master Homeowners Association  
Board Meeting Minutes  
April 12, 2005

John Murphy, President  
Larry Alderson, Vice President  
Esther Hardin, Secretary  
Suzanne Forsythe, Treasurer  
Representatives:  
Earl Eschbacher  
Glen Killian  
Kurt Weinheimer

Board members present: John Murphy, Larry Alderson, Suzanne Forsythe, Earl Eschbacher, Glen Killian and Kurt Weinheimer. Also present at the meeting was John Galvanek.

The meeting was called to order at 4:00 pm.

1. John Murphy introduced Suzanne Forsythe, the new treasurer for the HOA.
2. John Glavnek, former treasurer provided the board with a financial report for the three month and Year-to-Date Periods ending December 31, 2004.
3. Copies of the March 14, 2005 minutes were distributed, read and approved.
4. Suzanne Forsythe, prior to the meeting, had met with John Galvanek and the HOA accountant in an effort to become familiar with the finances of the HOA. She provided the board with updates in the following areas: Status of late receivables of homeowner association annual dues; meeting with BB&T Bank and updating of all HOA accounts and sub associations; met with finance committee and the creation of a systems and procedures manual and status of office lease.

**Suggestions made:** format change of HOA minutes, use of multiple banks to insure full FDIC coverage of HOA assets and the need for multiple signatures on HOA checks.

**Motion** was made by Earl Eschbacher to have Suzanne Forsythe as treasurer be the person used for the second signature on HOA checks with the accountant being the primary signature. Motion 2<sup>nd</sup> by Glen Killian and passed unanimously.

**Motion** to renew the HOA lease of office space from Sharon Rentals (Scheper) was made by Larry Alderson and seconded by Earl Eschbacher. The rent for the next year will be \$250 which is a \$25 increase. Passed unanimously.

A discussion of how to handle delinquent dues took place including the publishing the names those who are delinquent in the Taberna Tribune and assessing fines. John will discuss these with the HOA attorney.

5. The insurance proposal from Robinson & Stith was received and reviewed with the board. Suzanne Forsythe will compare it with our current policy and report back to the board at the next meeting.
6. Earl Eschbacher reported that a draft of the covenants for the Taberna Towns sub association had been drafted. The only information needed was fee structures for existing sub associations. Suzanne Forsythe provided Earl with needed data.
7. Storm water permits: nothing to report
8. New Taberna resident raised a concern about not being able to meet people in the community. John Murphy met with Jerry Walker to see if he would include these people in his semi-annual new member reception get together. Jerry took it under consideration.
9. John Murphy shared his Taberna Tribune article for next months issue with the board. The article addresses the issue of running a business from your residence. This is a violation of the Taberna Covenants.
10. John Murphy gave the board an update on the current status of the Taberna Tribune and the HOA negotiations over the handling of the Tribunes revenues. It was agreed that the issue should be brought to closure at the next meeting.
11. Violations update by Glen Killian (Suzanne Forsythe left meeting for discussion) on-going violations for failing to properly cover exposed gas tanks. Wentworth property is a continuing problem. Larry Alderson will take pictures of site violations and forward photos to Glen.

Meeting Adjourned 6:00 pm.

Respectfully submitted

Kurt Weinheimer

