

FINAL

**TABERNA MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES: April 11, 2006**

Kurt Weinheimer,	President	Representatives:
Larry Alderson,	Vice President	Bob Costanzo
Suzanne Forsythe,	Treasurer	Glen Killian
Bernadette McNulty,	Secretary	Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe, Glen Killian, Terry Smith, & Bob Costanzo

Meeting called to order at 3:35pm by President Kurt Weinheimer.

Minutes:

Minutes of March 14th meeting were approved with one addition. Motion to approve by Glen Killian, seconded by Larry Alderson. Motion passed.

Old Business:

Covenant Amendment Project update: Larry Alderson stated that RoseMarie Pitt is supervising the volunteer task force formed to distribute the amendment proposals. They are in the process of putting together the packet that will be mailed to the property owners which includes a cover letter, the proposed amendments and a voting ballot sheet. This is expected to be mailed shortly. A PO box has been rented on a temporary basis to handle the returns. A follow-up flyer will be distributed throughout Taberna to inform homeowners of the scheduled availability of a Notary Public at the Taberna Club house for their convenience in completing the voting ballot. There will also be an article in the Taberna Tribune.

The following persons were approved by the Board as members of the Taberna Covenant Task Force Committee:

RoseMarie Pitt	Pat Dasilva
Joe Parker	Robert Womack
Ellen & Tom Watson	Carol Zdan
Frances Seybold	Philip Buffa, Jr
Ken Weltz	Joan Peacock

Treasurer's Report:

Cash & Accts Rec: The Master Operating cash balance as of 4/10/06 is \$140,472. The open accounts from the combined Master and Sub Assns at 4/10 are \$18,718. This includes the open balance forward from 3/14 of \$9,586, plus \$20,630 in new billings for lot front mowing and 2nd qtr Sub Assn. dues assessments, less approx. \$11,497 in payments. The Treasurer reported that 2nd notice letters to property owners still having amounts owing from January were mailed out the first week of April.

Committee changes:

The Board recognized the resignation of Ann Marie Jameson from the Architectural Control Committee and approved Steve Harmon as a new member of same.

Covenant Violations:

Trespass on Taberna Common property on Emmen (berm): A homeowner reported that persons were seen getting out of a pickup truck on Emmens and pushing wheelbarrows over berm into Sellhorn. Berm was damaged. Glen Killian was assigned to obtain a "Private Property" sign to place on this area.

Sursee Ct: Playground equipment compliance issue. This issue was turned over to the Adjudicatory Panel in March, and ruling was to be held on April 19th. The property owner has spoken with John Reichenbach, the Adjudicatory Chairman, and has agreed to move this equipment within 45 days.

Ticino Court: The property owner continues to have various violations. A hearing of the Adjudicatory Panel will be held on April 19th.

Front entrance: Glen Killian has spoken with David Muse of Craven County to try to determine when this work will be completed.

S.F.

Nyon Rd easement issue:

Kurt Weinheimer has hand delivered letters to the three property owners who have been found in violation of the easement covenants. These letters call them to a meeting with HOA Board on April 18 at 7PM in order to discuss this violation and what is expected to be done to bring their properties back into compliance. Kurt is attempting to contact the owners of the two vacant lots on that street to obtain authorization to bring the earth moving equipment through their properties and spread the clean fill from execution.

Amendment to ACC guidelines:

A notice will be printed in the Taberna Tribune informing the community of updated guidelines for erection and placement of playground equipment and the requirement of obtaining prior approval from the ACC via an application form.

Canoe Dock hours:

The B&G will be assigned the task of signage for posting the hours for the Canoe Dock. It was decided that the hours should be 8AM to Dusk. Any usage of this area other than these hours will be considered trespassing.

Canoe Dock Incident:

Kurt informed the Board of an incident regarding the Canoe Dock. A homeowner reported to Kurt that he witnessed two persons entering Canoe Dock area in a vehicle around 9PM, but did not see them return. The police were called at 10:30PM, but found no one. Kurt checked the area in the morning, and found the vehicle still parked in the parking lot. As the vehicle was still there in the afternoon, the police were called in again. They traced the license number to residents in Riverbend, who stated that their son and friend had left on a overnight camping trip. The campers returned before the vehicle was towed, and were issued a warning for trespassing as they were non-residents, and they were banned from Taberna.

Beautification Plans:

Bill Rounds, Chairman of the B&G Comm, sent the Board a listing of various items and projects that the committee is suggesting to be considered for implementation. No costs were provided at this time. It was suggested that a resident of Taberna who is a landscape designer be approached to volunteer her services to assist with this project.

Traffic Warning:

Kurt will again contact Max Freeze regarding the 25MPH signs to be posted on all of the side streets in Taberna, and the lane markings at the intersection of Taberna Way, Taberna Circle and Geneva Rd.

As trucks are still using Taberna as a throughway disregarding the no truck signage posted at all entrances, the police will be asked to provide additional attention to this again.

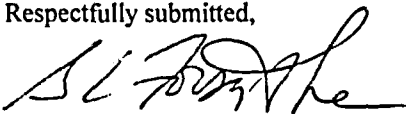
Member of Board on Finance Committee:

Upon discussion it was decided that Bob Costanzo will resign as a member of the Finance Committee and will serve as a Representative from the Board to that Committee. To dispel any conflict of interest issues, he will attend the Committee's meetings and participate in discussions, but will not vote on any decisions. Any proposal that the Committee may submit to the HOA Board that he may have had an influence thru active participation will require him to abstain from voting on that proposal as a Board member.

Adjournment:

Meeting adjourned at 5:40 PM. Motion by Glen Killian, seconded by Kurt Weinheimer. Motion passed. Next regular Executive Board meeting is May 9th.

Respectfully submitted,



Suzanne L. Forsythe,
Treasurer, and Acting Secretary