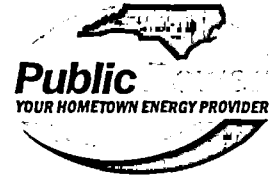


ELECTRIC UTILITIES
Established 1902
Fax: (252) 636-4103

City of New Bern



P.O. Box 1129
303 First Street
New Bern, NC 28563

April 10, 2012

Three Centuries of North Carolina Heritage
Founded 1710

Taberna Homeowners' Association
% Mr. John Serumgard
P. O. Box 3038
New Bern, NC 28560

Dear Electric Customer:

We recently made an assessment of the electrical equipment located in your subdivision and found that much of it is obstructed by vegetation. While we understand your desire to minimize the visual impact of the equipment on your property, it is important that we are able to safely access the high voltage and low voltage wiring inside this equipment for maintenance and possible power restoration. This vegetation is a safety hazard to a lineman restoring power to you and your neighborhood. It also restricts ventilation that cools the equipment and the roots damage the cables entering it. In the event of a power problem, the electrical line workers would be forced to remove the vegetation without notice.

The equipment is located in a utility easement that was granted with the development and recorded on the plats for the subdivision. This easement grants us the right to access and maintain utilities located within it.

Enclosed you will find literature specifying proper clearances, landscaping designs and acceptable plant species for these areas. There is also a list of specific addresses that were found to have vegetation in conflict with these clearances. We ask that you notify the homeowners in your area of the requirements and ask that they remove any vegetation in conflict.

Thank you in advance for your voluntary compliance. If you would like to meet on site or discuss the matter further, please do not hesitate to call me at 252-639-2840.

Sincerely,

Earl Crowder
Electric Distribution Superintendent

Enclosures

WARNING



**Hazardous voltage inside.
Keep out.**

Can shock, burn or cause death
If open or unlocked, immediately call

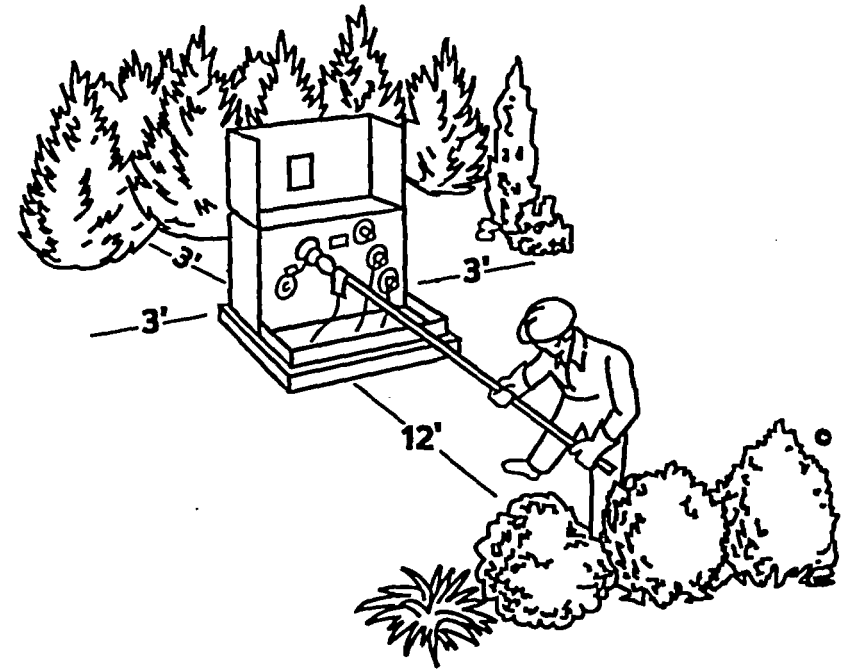
**CITY OF NEW BERN
252-636-4070**

Underground power cables
are located in this area.

Call before digging



NBE003-O-SV-A72



**WE NEED ROOM TO WORK SAFELY
ON THIS DEVICE.
PLEASE KEEP SHRUBS AND
STRUCTURES 12 FEET AWAY FROM
THE SIDE WITH DOORS AND 3 FEET
FROM OTHER SIDES.
OBSTRUCTIONS MAY BE DAMAGED
OR REMOVED DURING SERVICE
RESTORATION OR MAINTENANCE.**

 Electromark

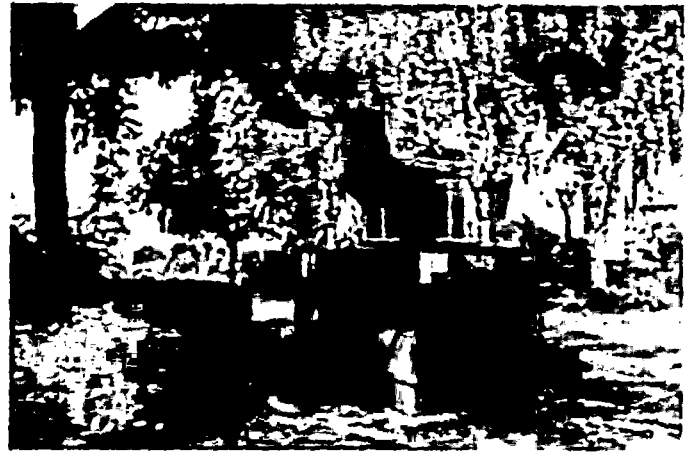
Filter effect

The purpose of a filter is to draw attention away from the transformer, but not hide it completely. The choice of plantings and other design elements, their characteristics and placement, and the arrangement of these elements in relation to one another serve to enhance the overall environment, allowing the transformer to be glimpsed rather than making it disappear entirely.

The composition can make use of **camouflage** by creating similarities between the color, height and form of the various design elements and those of the transformer. It can also rely on **contrasts**, by using striking or particularly attractive elements to create a design that attracts the eye and diverts attention away from the transformer, helping it to blend into the background.

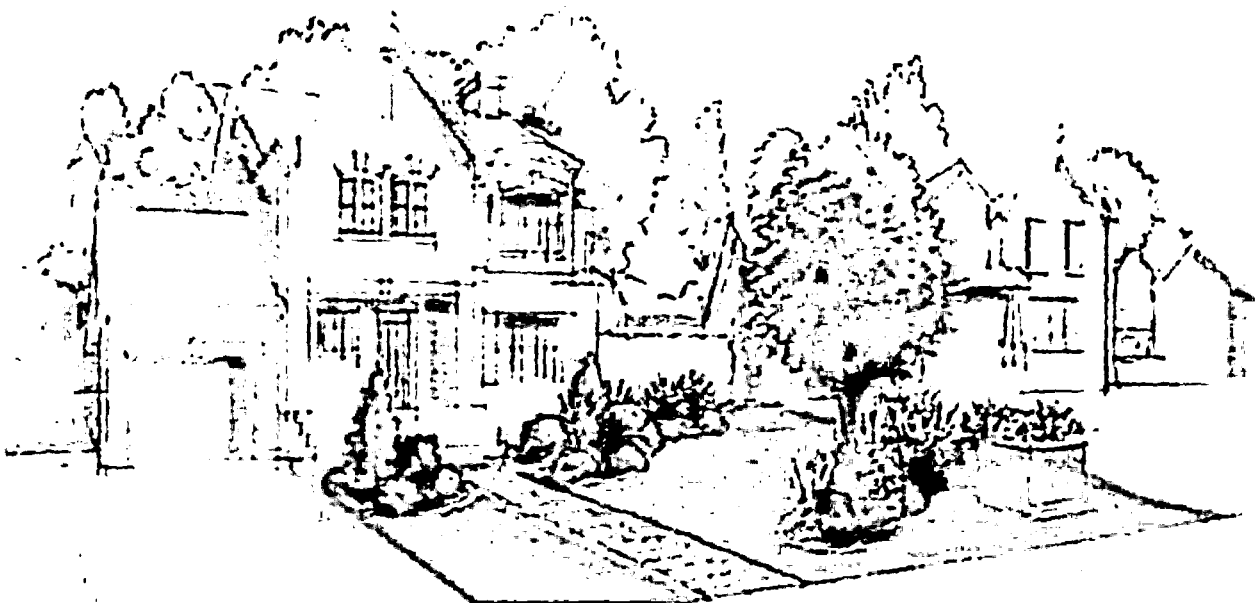
Did you know?

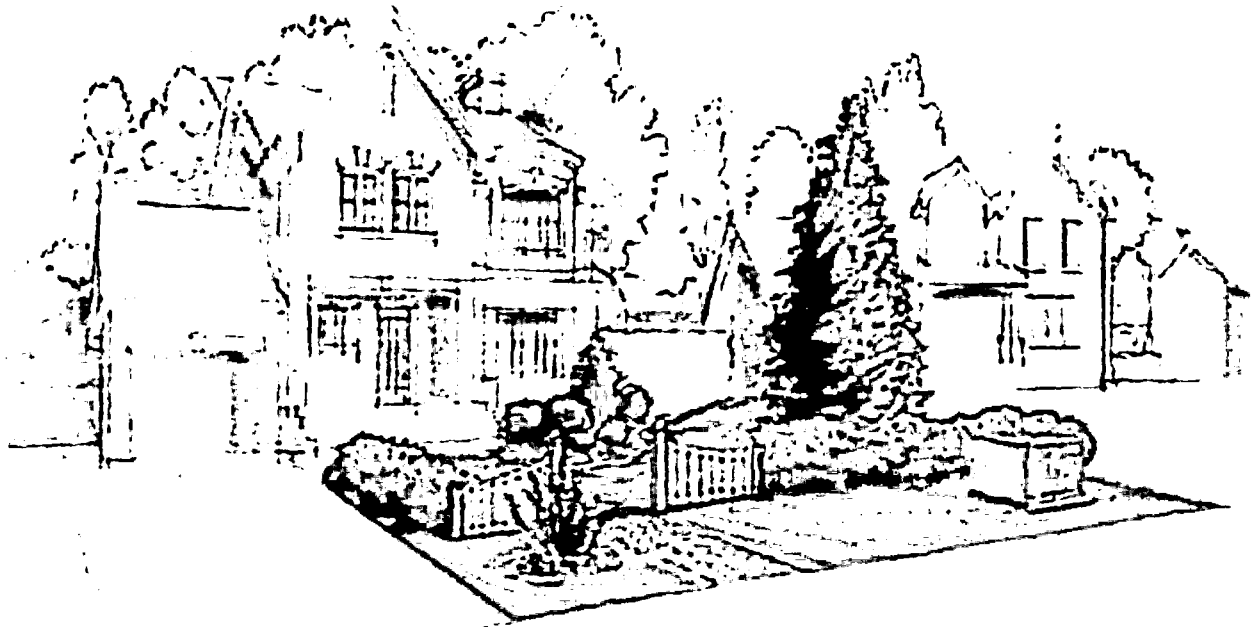
Most successful landscape designs involving pad-mounted transformers consist of shrubs of various sizes against a lawn background.



Some helpful tips

- Choose a wide variety of plants to achieve a filter effect in all seasons.
- Plantings should be fairly massive so as to compete with the pad-mounted transformer.
- The use of filters is best suited to properties that are large enough to allow a well-spaced design. If the space is too small or if all your effort is concentrated around the transformer, you will not obtain the desired effect. Instead, the transformer will appear to take up more space than it actually does!





Screen effect

The goal of this effect is to completely hide the pad-mounted transformer so that it cannot be seen from certain angles. For example, if you spend a lot of time on your patio, you can create a screen so the transformer cannot be viewed from that area. Since the space in front of the transformer's doors (which generally face the street) must never be obstructed, screens can only be used to conceal the transformer from the house or the sides of the property.

A screen can consist of a hedge, fence, massed plantings or change in ground contour that hides the transformer. You can combine these solutions for maximum effect.



Some helpful tips

- Have you thought about a hedge or fence? "Breaks" can be created in the alignment of a hedge or fence and the transformer inserted into one of them so it is less visible from the street. However, this solution is only useful if the property is large enough to create a kind of rhythm in the breaks.
- For small properties, the key to success is simplicity: less is more. Make use of screens, with restraint.

Good ideas

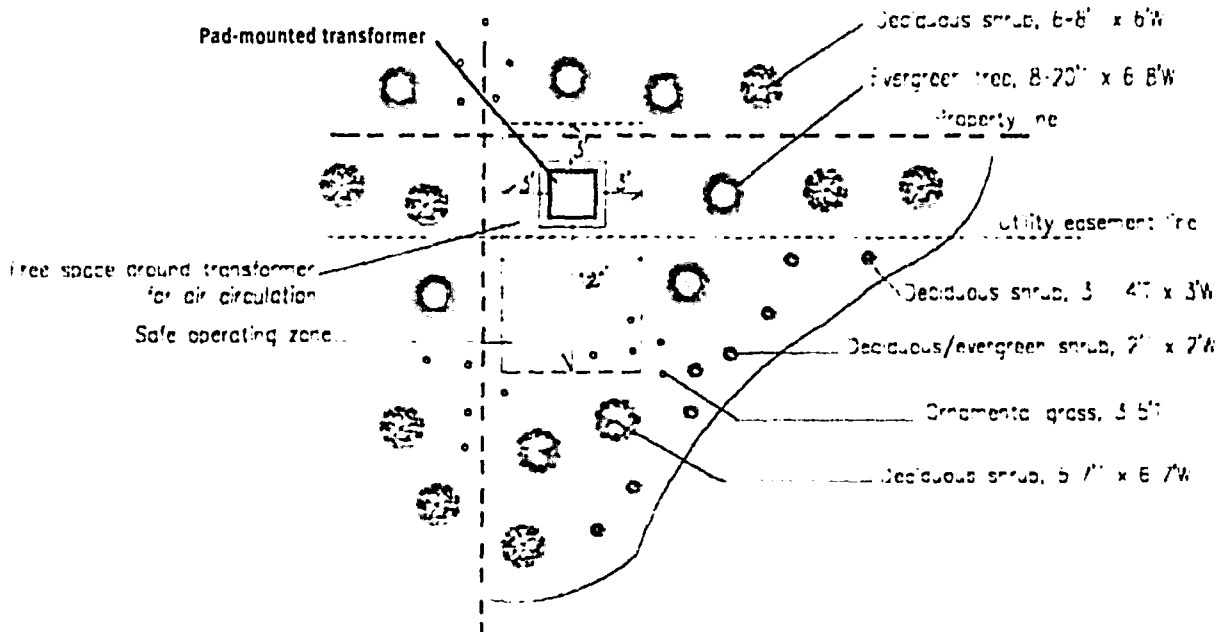
In your design, vary the height of plants at maturity to give a feeling of perspective, or receding space, which will serve to enlarge the space visually.

To help the pad-mounted transformer blend into your landscaping, use plants with foliage or flowers in the same tones as the transformer, planting them on its periphery or in the background.

Avoid

A design consisting of a single, horseshoe-shaped bed around the transformer, which will attract the eye to the device rather than diverting attention

Planting near pad-mounted transformers



Overhead view (at time of planting)

People prefer underground electric lines in their neighborhood. Pad-mounted transformers are part of the underground system. They are placed on easements in yards and serve the same purpose as transformers on utility poles. Because transformers may serve several homes, underground lines may go out from them in many directions.

Here are guidelines to remember when you plant near transformers:

1. Maintain a 3-foot clearance to the sides and back of the transformer. Equipment inside the box generates heat and needs air circulation to keep cool and run efficiently. Overheating could cause an outage.

2. Maintain a 10-foot clearance in front of the transformer. Equipment inside is energized at high voltage. Line crews work on "energized" transformers to avoid interrupting your service. The linemen use long fiberglass (insulating) sticks and need the clear space to work safely.

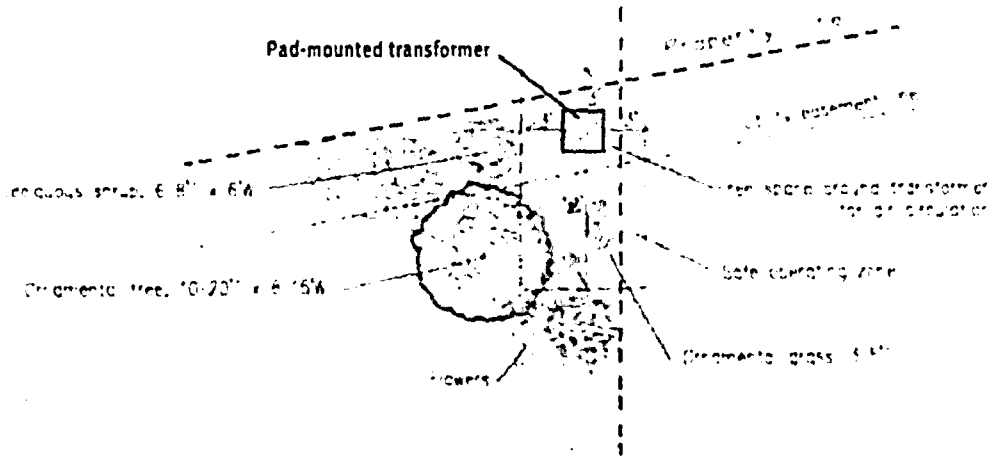
3. Use gravel, wood chips, grass or low ground cover around the transformer. Flowers are okay but may get trampled if we have to work on it. To maintain reliable service, we open the transformer and inspect it at least once a year.

4. Call www.800mydig.com before you dig anywhere in your yard. They locate underground utility services for you.

(continued on reverse side)

Landscaping suggestions

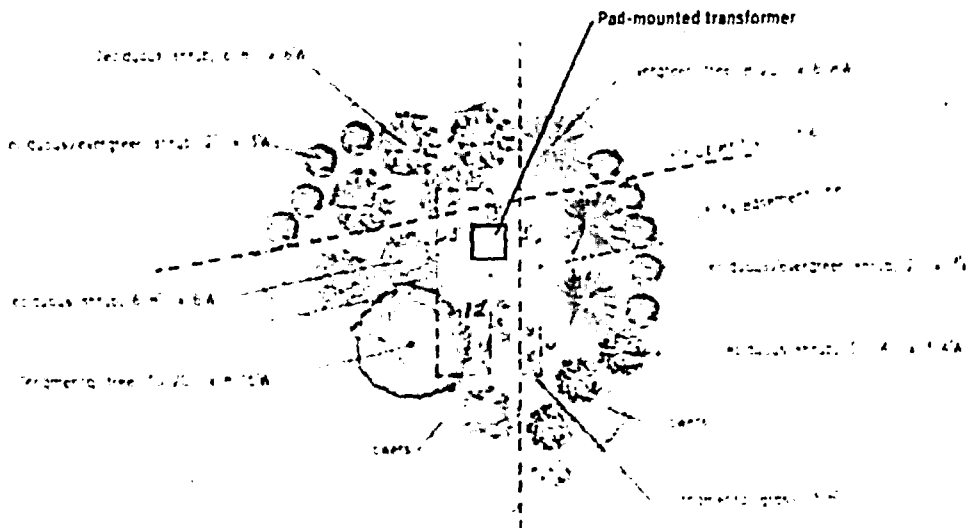
You can reduce the visibility of a pad-mounted transformer and allow clearances for our crews to work. Use these suggestions or find more at mge.com in the Community section under Your Neighborhood. But please remember that emergencies happen, and we may need to replace a transformer. Then we may need to remove some of your plants or shrubs.



This arrangement uses ornamental grass, shrubs, flowers and a tree to hide the transformer yet provides room for our crews to work.



This elevation view helps you visualize the plantings as seen from your home.



Plans can be developed so each neighbor can hide the transformer from view.

Plants Suitable For New Bern, NC (Prepared by NC Coop. Ed. Div)

Deciduous shrubs, 5-8'T x 6-7'W

Forsythia

Butterfly-bush (semi-deciduous)

Beautyberry (*Callicarpa*)

Bigleaf hydrangea (shade to partial shade only)

Rose (Knock Out series and other low maintenance selections)

Doublefile viburnum

Evergreen shrubs, 5-8'T x 6-7'W

Azalea (partial shade)

Camellia (partial shade)

Aucuba (shade only)

'Dwarf Burford' holly

Oleander (best in protected sites; may sustain some winter damage)

Boxwood

Evergreen trees, 8-20'T x 6-8'W

Foster & Savannah hollies

'Green Giant' arborvitae

'Carolina Sentinel' holly

Cleyera (shade only)

'Emerald' arborvitae

Loropetalum

Weeping yaupon holly

'Teddy Bear' magnolia

Deciduous or evergreen shrubs, 2-4'T x 2-4'W

Rosemary

'Carissa' holly

Dwarf nandina

Abelia

Dwarf yaupon holly

Padmount Transformer Plantings/Landscaping

Dwarf waxmyrtle

Creeping gardenia (semi shade to shade)

India hawthorn (select for leaf spot resistance)

Japanese plum yew (dwarf cultivars; semi-shade is best)

Ornamental grass, 3-5' T

Pink muhly grass

Pampas grass (look for dwarf cultivars)

Fountain grass

Ornamental tree, 10-20'T x 8-15'W

Crapemyrtle (many cultivars and mature sizes are available)

Chinese fringetree

White fringetree

Dogwood (semi-shade; avoid full sun)

Trident maple

Chinese snowball viburnum

Vitex

Star magnolia

'Leonard Messel' magnolia

Annual & perennial flowers

Annuals

Zinnia

Marigold

Vinca

Melampodium

Begonia (sun or shade)

Impatiens (shade)

Pansies, violas, snapdragons (fall-winter)

'Giant Red' mustard, ornamental cabbage and kale (fall-winter)

Cosmos

Mexican heather

'Blue Daze' (*Evolvulus*)

Angelonia

Petunia

Padmount Transformer Plantings/Landscaping

Perennials

Mexican sage

Lantana

Gaillardia

Stoke's aster

Columbine (partial shade)

Hellebore or Lenten rose (shade)

Hosta (shade)

Baptisia

Chrysanthemum

Purple heart (*Setcreasea*)

Daylily

Seashore mallow

Sizes are approximate; pruning or shearing may be needed to maintain smaller sizes for some of the shrubs. Trees may reach greater height or spread than indicated, over time.

**AREAS FOUND TO HAVE VEGETATION IN CONFLICT WITH ELECTRICAL
EQUIPMENT**

Appenzell Ln:

100, 102, 103, 105, 201, 203, 206, 209

Arbon Lane:

104, 105, 106, 107, 110, 212, 222, 223

Baden Ct:

203, 204, 205, 206

Baden Ln:

100, 102, 101A, 107, 109, 112, 113, 114, 115

Boleyn Loop:

102, 103, 104, 107, 109, 113, 115, 119

Brugg Ct:

103, 104, 112, 114

Emmen Rd:

100, 102, 104, 106, 109, 111, 119, 202, 203, 205, 206, 208, 210, 212, 214, 301, 304, 305, 403, 405, 406,
408, 502, 507

Friburg Rd:

104, 105, 106, 107, 108, 110, 112, 113, 115, 117, 118, 119, 121

Geneva Ct:

201

Geneva Rd:

101, 103, 109, 111, 117, 119, 120, 121, 123, 125, 127, 127A, 129, 131, 133, 134, 135, 136, 137, 138, 139

Horgen Ct:

102, 103, 104, 105, 106, 107

Jura Ct:

103, 104, 105, 106, 108

Kriens Court:

102, 103, 104, 105

Lancy Lane:

102, 103, 104

Liestal Lane:

100, 102, 103, 105, 106, 107

Lugano Rd:

100, 101, 102, 103, 105, 111, 113, 117, 122

Mellen Rd:

101, 102, 104, 107, 109, 111, 113, 205, 206, 207, 208, 209, 210, 211, 212, 214, 216, 217, 218, 219, 223, 228, 230, 232, 234, 305, 308, 402, 403, corner of Taberna Cir. and Mellen Rd.

Montreux Lane:

106, 108, 109, 110, 111

Neuchatel Ct:

215

Neuchatel Rd:

106, 107, 109, 110, 112, 113, 114, 115, 116, 325, 327, 406, 410

Nydegg Ct:

105, 107

Nydegg Rd.

201, 203, 206, 208, 214, 216, 218, 220

Nyon Rd:

102, 104, 106, 107, 109, 110, 112, 111, 113, 114, 116, 118, 120, 123, 125, 129, 131, 133

Reinach Lane:

102, 104, 106, 108, 109, 110, 111, 112, 114, 116, 117 and corner of Reinach and Emmen Rd.

St. Gallen Ct:

127, 129

Sursee Ct:

101, 103, 107, 116

Taberna Circle:

201, 301, 303, 305, 307, 601, 605, 607, 702, 703, 704, 705, 706, 707, 708, 710, 802, 803, 805, 903, 906, 907, 910, 912, corner of Taberna Cir. and Ticino Dr.

Taberna Way:

500, 520, 603, 605, corner of Taberna Way and Geneva Circle, corner of Taberna Way and Taberna Cir.

Teufen Rd:

104, 106, 107, 108, 109, 119, 122, 126, 131, 135, 137

Ticino Ct:

200, 201, 203, 205, 208, 210, 211, 212, 213, 218, 220, 227, 229, 230, 231, 232

Ticino Rd:

101, 103, 105, 107, 109

Uster Ct:

111

Valais Ct:

106

Vaud Ct:

104, 106, 110, 111

Walden Ct:

204, 205, 207

Walden Rd:

103, 105, 107, 110, 112, 114, 115, 122, 124, 132, 134

Equipment at Main Entrance and Railroad Tracks

Original

**AREAS FOUND TO HAVE VEGETATION IN CONFLICT WITH ELECTRICAL
EQUIPMENT**

Appenzell Ln:

100, 102, 103, 105, 201, 203, 206, 209

alder me

Arbon Lane:

104, 105, 106, 107, 110, 212, 122, 123

Baden Ct:

203, 204, 205, 206

Baden Ln:

100, 102, 101A, 107, 109, 112, 113, 114, 115

Bolevn Loop:

102, 103, 104, 107, 109, 113, 115, 119

Brugg Ct:

103, 104, 112, 114

Emmen Rd:

100, 102, 104, 106, 109, 111, 119, 202, 203, 205, 206, 208, 210, 212, 214, 301, 304, 305, 403, 405, 406, 408, 502, 507

Friburg Rd:

104, 105, 106, 107, 108, 110, 112, 113, 115, 117, 118, 119, 121

Geneva Ct:

201

Geneva Rd:

101, 103, 109, 111, 117, 119, 120, 121, 123, 125, 127, 127A, 129, 131, 133, 134, 135, 136, 137, 138, 139

Horgen Ct:

102, 103, 104, 105, 106, 107

Jura Ct:

103, 104, 105, 106, 108

Kriens Court:

102, 103, 104, 105

Lancy Lane:

102, 103, 104

Liestal Lane:

100, 102, 103, 105, 106, 107

Lugano Rd:

100, 101, 102, 103, 105, 111, 113, 117, 122

Mellen Rd:

101, 102, 104, 107, 109, 111, 113, 205, 206, 207, 208, 209, 210, 211, 212, 214, 216, 217, 218, 219, 223, 228, 230, 232, 234, 305, 308, 402, 403, corner of Taberna Cir. and Mellen Rd.

Montreux Lane:

106, 108, 109, 110, 111

Neuchatel Ct:

215

Neuchatel Rd:

106, 107, 109, 110, 112, 113, 114, 115, 116, 325, 327, 406, 410

Nydegg Ct:

105, 107

Nydegg Rd:

201, 203, 206, 208, 214, 216, 218, 220

Nyon Rd:

102, 104, 106, 107, 109, 110, 112, 111, 113, 114, 116, 118, 120, 123, 125, 129, 131, 133

Reinach Lane:

102, 104, 106, 108, 109, 110, 111, 112, 114, 116, 117 and corner of Reinach and Emmen Rd.

St. Gallen Ct:

127, 129

Sursee Ct:

101, 103, 107, 116

Taberna Circle:

201, 301, 303, 305, 307, 601, 605, 607, 702, 703, 704, 705, 706, 707, 708, 710, 802, 803, 805, 903, 906, 907, 910, 912, corner of Taberna Cir. and Ticino Dr.

Taberna Way:

500, 520, 603, 605, corner of Taberna Way and Geneva Circle, corner of Taberna Way and Taberna Cir.

Teufen Rd:

104, 106, 107, 108, 109, 119, 122, 126, 131, 135, 137

Ticino Ct:

200, 201, 203, 205, 208, 210, 211, 212, 213, 218, 220, 227, 229, 230, 231, 232

Ticino Rd:

101, 103, 105, 107, 109

Uster Ct:

111

Valais Ct:

106

Vaud Ct:

104, 106, 110, 111

Walden Ct:

204, 205, 207

Walden Rd:

103, 105, 107, 110, 112, 114, 115, 122, 124, 132, 134

Equipment at Main Entrance and Railroad Tracks

TABERNA HOMEOWNERS' ASSOCIATION
MINUTES OF THE ANNUAL MEETING
December 15, 2009

The meeting was called to order by Gene Peele at 7:00 pm. It was determined that a quorum was reached with those present and by submitted proxies. Board members present were: Gene Peele, President, George McNulty, Vice President, Linda Pickens, Secretary, Suzanne Forsythe, Treasurer and At-Large Members Rick Layton, Willis Vincent and Steve Harman.

The Pledge of Allegiance was led by John Serumgard.

Opening Remarks of the President:

Gene Peele introduced the 2009 Board of Directors.

On a Motion made by Jack Painter, which was seconded by Clay Carson, the Minutes of the 2008 were unanimously approved.

Gene Peele presented a review of the Board's activities and accomplishments for 2009:

Landscaping: One major accomplishment in 2009 was the request for proposals and finalizing approvals of the landscape maintenance contracts for the years 2010 and 2011. Eight contracts were signed, including the new maintenance contract for Emmen Rd. Beautification was another area of accomplishment in 2009. The Beautification Plan has been an ongoing project for the past three years, with the major landscaping improvements envisioned by the Plan being completed in 2009. Some of the Beautification improvements made in 2009 included a major renovation of the landscaping at the main entrance of Taberna, landscaping the wrought iron bridge at the entrance and another on Taberna Circle and improvements to Emmen Rd. Overall the HOA has spent approximately \$73,000 on Beautification over the last three years. Gene noted that the 2010 Budget does include \$10,000 toward improving Todd Denson Park (\$6,000 allocated) and further landscaping improvements (\$4,000 allocated) with the improvements being determined by the 2010 Board. Gene reported that 70% of the residents voted in the Annual Survey that the current landscaping is adequate, with 30% voting that moderate improvements are still necessary. The HOA consulted with Mackilwean Turf Farm on turf maintenance and, as a result, will now mow the areas of Emmen Rd. more frequently in order to improve turf conditions in that area.

Community: Gene highlighted the community spirit of Taberna as evidenced by the "Taberna Bear," currently on display in downtown New Bern as part of the 300th Anniversary celebration. The Bear was funded by donations from residents of Taberna. In addition, a resident donated a flag pole which was installed at the entrance to Taberna and was dedicated to Veterans on Veterans Day. Lastly, the annual Community Picnic was held this year with almost 200 residents attending. Gene noted that around 200 responses to the Survey were returned and that the input will be very helpful to the Board going forward. The Building and Grounds Committee has already acted on the suggestions of residents and will be installing benches around Taberna Way and Taberna Circle. The current economy is having an impact on the Community as we saw three foreclosures on homes in 2009, although there was minimal impact financially on the HOA. Gene said that maintenance of homes in distress were a concern and that the 2010 Board will be monitoring the situation closely.

Rules and Covenants: Gene Peele noted that over 90 violations of Rules and Covenants were cited and tracked during 2009. He noted that the majority of respondents to the Survey indicated that enforcement of the Covenants was a concern and assured residents that violations are being addressed. The 2009 Board has approved a written procedure for Rules and Covenants enforcement which will be posted on the HOA website so that residents can fully understand how violations are processed. Gene stated that new Parking Rules were promulgated in response to loopholes in the Covenants which hindered enforcement in order to preserve the aesthetics of the Community. Gene also noted that the Board issued a new Rule for "Welcome Home" signs, which takes effect on January 1, 2010 and will be mailed to all residents with the 2010 invoice for Dues. Lastly, Gene noted that Piedmont Natural Gas is in the process of surveying the Community to determine the level of interest of resident in having natural gas.

Gene thanked the volunteers who served as Sub-Association Representative and on Committees for all their hard work. Jim Wilson, Chairman of Building & Grounds Committee, Dick Turner, Chairman of the

Architectural Control Committee and Bob Moore, Chairman of the Finance Committee were recognized for their contributions. Larry Alderson was recognized for his work with the Neighborhood Watch Committee. John Reichenbacher was also recognized for his work with the Adjudicatory Panel as was Bob Costanzo of the Wetlands Committee.

Treasurer's Report:

In her opening remarks, Suzanne Forsythe stated there are currently 779 residential lots and 2 commercial lots. There are a total of 66 vacant residential lots, down from 68 last year. The CPA for the HOA is Mona Kay Sadler of Alliance. The HOA maintains a master account and accounts for maintenance and replacement for the four active associations. The funds for each are kept in separate accounts and are consolidated for taxes.

The Treasurer provided the following report on notable financial activities in 2009:

- The Finance Committee reviewed the Master and Sub-Association Financial Reports, bank and investment accounts for the last half of 2008 and the first half of 2009. No discrepancies were found.
- The Board overhauled the budget process this year to facilitate the Board's need to better determine the cash needs of the Community. The new budget process sets a timetable for its development, including a specific timetable for contracts and budget requests and requires specific projects and their costs be identified and approved by the Board prior to its inclusion in the budget for the following year.
- All of the reserve deposits were made per the 2009 Budget. All reserve funds are invested only in FDIC backed CDs or other government backed instruments so as to protect the principal amounts. Interest rates are not as high as they were in past years, but our reserves should be sufficient to cover the expected needs over time.
- There were slightly more property owners who failed to pay, or failed to pay in a timely manner, their Association Dues in 2009. Per the policy adopted as of January 2007, those accounts that are unpaid 30 days past the due date are charged a late fee of \$20 per month until the account is brought up-to-date. While a majority of property owners pay their account, there were a handful that the Board authorized placing liens upon the properties and three of those that we have taken additional legal actions for collection. The HOA was awarded judgments in each of those legal actions.

The following reports were reviewed by the Treasurer:

Master Association Revenue and Expense Report for 2009: The Treasurer is projecting that the majority of the line items will end up within budget or better. Revenues should be approximately \$192,750, less expenditures of \$182,019, for a positive balance of \$10,731, versus the \$4,840 that was expected per the 2009 Budget.

Balance Sheet - Cash: The Treasurer is forecasting an ending cash balance in our Operational account of approximately \$25,000. The current and past Board believe it prudent to carry a certain amount of cash over from one year to the next to allow for any delay in collections or need for early disbursements. By the end of 2010, all of the Sub-Associations should also have this type of cash cushion but only smaller.

Reserves: The Master Reserves now total \$96,389 for the Asset Replacement Fund and \$50,790 in the Operations Contingency Fund. The Operations Contingency Fund was set at a \$50,000 principal level and interest has accumulated resulting in its current balance of \$50,790. No further additions will be needed into this account except to replenish for any appropriate usage.

2010 Master Dues: The Board has reduced the 2010 dues payable to the Master Association by 6.5 percent. The 2010 Dues will be \$220 for most homes in Taberna; \$249 for Lake Lehman properties; and \$243 for commercial lots.

Sub-Associations: Each of the Sub-Associations is expected to be within its respective Budget by year-end 2009. Beginning January 1, 2010, invoicing for all Sub-Associations will be done on a quarterly basis for consistency purposes. Those that are currently billed semi-annually will be billed every quarter in 2010 and thereafter.

In negotiating the landscape maintenance contracts for the Sub-Associations, the Board was able to reduce the 2010 due for all Sub-Associations:

Abbington Woods	\$750 a year \$187.50 per quarter	a 5% reduction
Boleyn Creek Villas	\$700 a year \$175 per quarter	a 2.5% reduction
One Taberna Way:	\$1,500 a year \$375 per quarter	a 25% reduction because they are using up some of their prior years' cash overages
Taberna Landings	\$900 a year \$225 per quarter	a 33% reduction because of a change in the Reserve deposit requirements.

Gene Peele thanked Suzanne for her five years of service to the Board as its Treasurer.

Election of the 2010 Board:

There are four current Board members whose terms expire on December 31, 2009. They are: Steve Harman, Gene Peele, Rick Layton and Suzanne Forsythe. (Rick Layton served the remaining one year of Bob Costanzo's term.) George McNulty introduced the slate of candidates for the 2010 Board which was included in the ballots distributed to all residents: They are: Russ Packard, John Serumgard, Jim Dugan and Rick Layton (who is now running for a full two-year term). There were no nominations from the floor. By acclamation, the slate of candidates for the 2010 Board were approved.

Questions From the Floor:

Q: *Do we know what construction activity was taking place outside of the main entrance to Taberna?*

A: We were conjecturing that it was sewer construction possibly going as far as Havelock. Also, there were drainage issues being addressed along the frontage adjacent to the Dunkin Donut property.

Q. *Is there any news on the Railroad easement in conjunction with construction concerning the Taberna Townes? (Neil Fraiser)*

A. Gene reported that no new information was available as to the litigation currently underway between the builder, the railroad and Weyerhaeuser. Gene noted that prices for the currently built townhouses had decreased significantly from \$340,000 to around \$260,000. Despite the recommendation from the real estate agent that the Builder consider renting the existing townhouses, the builder is not inclined to do so. It is also likely that the result of the litigation could entail the moving of the entrance road into the development and, therefore, the Board would need to continually monitor the developments of the situation.

Gene also mentioned that currently no easement agreement concerning the fence along the East Carolina Bank property has been signed, the Banks representative have assured that the fence will remain and that an easement will be forthcoming whenever construction of the bank occurred.

Q *In light of the compliments concerning the Beautification efforts in Taberna, should not the B&G Beautification budget remain at \$20,000 annually? (Ed Gorzalski)*

A: Earlier Boards agreed to fund between \$75,000 to \$100,000 for beautification over a three to five year period. The 2009 Board felt that the beautification plan was substantially completed in 2009. There remains a handful of small projects which can be completed in the future. However, the Board reviewed

these efforts in 2009 and agreed that further enhancements to landscaping should be more defined and their costs projected before being included in future budget.

For 2010, a small number of areas need to be addressed, and the Board believes sufficient funds are available for these projects. For example, there were recommendations that the Taberna Townes be better screened. However, at this point in time it is difficult to know what construction or changes to the area may occur. The Board believes it is prudent to await the changes to the original plan for the Townhouses and that more study and review is necessary prior to committing resources to this project.

Q: *Wouldn't it be prudent to keep the Budget the same in 2010 as in 2009 to take into account any unforeseen expenditures? (Ed Gorzalski)*

A. We have enough cash within the budget that allows the Board flexibility and, additionally, the Board has discretion to spend down the cash carried over but only in a compelling case.

Q. *I am a new resident but vacant lots are not well maintained. (Rudy Wagner)*

A. Our covenants established the standard for the maintenance of vacant lots. This is a problem that continues to stay with us. The Board, however, increased the mowing frequency from three to four 4 times per year and changed the interval between mowings.

Q. *Will the Board continue its open door policy to our new Mayor and Alderman as they have in the past? Especially since one of our new Alderman is a Taberna resident? (Phil Buffa)*

A We have always reached out to our local representatives. An example being the entrance area by the 4-way stop signs that was being damaged by cars and trucks. The City offered a most unattractive solution to the problem, so and we are placing stakes along the grass areas to prevent cars from driving on the grass. Gene will reach out to our new Representatives to develop a permanent solution to this problem.

There were no more questions from the floor.

Gene then introduced the Secretary, Linda Pickens, who reviewed some additional information on responses to the Survey of homeowners. Linda reported that a vast majority of residents have a favorable opinion of Taberna as a Community and of the HOA management. One issue that was a concern to a majority of residents are the dead trees along Taberna Way. Linda reported that many residents had handwritten in comments and those comments were transcribed for the 2010 Board to review. Many excellent suggestions were provided on improving communication, which the 2010 Board will consider implementing. Additionally, the 2010 Board will cull through the comments and suggestions, as well as the responses to the questions in the Survey to develop specific goals for 2010.

Jim Wilson then told the residents that the trees along Taberna Way were being replaced at no cost to the Association.

The meeting was adjourned at 7:58 pm.

Approved by the Board of Directors:

By: /s/
Rick Layton, President

 01/06/10
Date

April Minutes – 2012

Minutes of Board of Directors Meeting Taberna Master Homeowners Association April 25, 2012

Board Members Attending:

John Serumgard	President
Chip Rice	Secretary
James Dugan	Treasurer
Al Lefebvre	Member at Large
Nick D'Alessandro	Member at Large
Joe Kelly	Member at Large

CAS Attending

Katie Patnode	Community Manager
---------------	-------------------

Committee Members Attending

Dick Turner	Architecture Control Committee
Bob Costanzo	Finance Committee

Absent:

Rick Layton	Transition Committee
Russell Packard	Transition Committee
Chris McCausland	Vice President
Paul Tracewell	Member at Large

The meeting was called to order by John Serumgard at 3:00, there being a quorum present.

President's Remarks

John Serumgard updated the board on there being improved access to the Naturpark

Minutes Review/Approval

Chip Rice submitted the minutes from the March meeting of the Board; they were approved as read and will be added to the Website.

Treasurer's Report

Jim Dugan provided his report which is attached. He noted that the term "Replacement Funds" replaces "Reserve Funds" as a CPA recommended term. He also identified the cause for about forty dues overpayments of \$20.00. We agreed to leave the overpayment as a credit on those accounts that will be applied to next year's bill.

Managers Report

Katie Patnode reported:

- She had 22 previously opened violations of which 20 have closed. She has 37 new violations that she is working with Joe to identify if a letter is necessary. Most of those are either trash cans not being taken in or poor grounds maintenance. She did state she was only able to go through half the community due to a meeting with OTW.
- She brought up the Collection Policy and the question of which Attorney to use. It was agreed that we should use our attorney, Beth Atkins.

- She did receive an anonymous letter from someone in Abbington woods with several criticisms. The board agreed that there is no action on her part related to the letter. She has no one to reply to! She will watch for the violations stated in the letter.

Finance Committee Report

Bob Costanzo, representing Paul Tracewell, stated there has been no feedback on the proposed Investment Policy and would the Board formally adopt the policy. A motion was made and approved to adopt the policy with one change – changing the review of operating accounts from annual to bi-annual.

The issue on whether we need insurance covering OTW and what type remained open. Part of the issue is definition of the property, Condo or Town House. Insurance on these are handled differently. Katie will have an answer to this question using CAS resources. Any insurance purchased for OTW must be charged back to them.

Architecture Review Committee Report

Dick Turner reported he has had three requests this month – 1 fence, 1 Porch Railing, and 1 for tree removal. He also stated Zaytoun's compliance deposit was returned and that he has heard nothing from the owner that has applied to the State for a permit approving the use of a specific material for the driveway that will reduce the impervious surface requirement.

Building and Grounds Report

Joe Kelly reported three issues that he will be meeting with the town to discuss, sidewalks needing repair, fences over culverts, and unkempt golf course properties abutting town property. He will be meeting with Mark Stevens and Denny Bucher.

He also brought up the huge for sale sign outside the left entrance. Katie will contact them to see if they will conform to our sign specifications or at least fix up the sign. John will check the deeds to see if there are any rules excluding them from our rules.

Old Business

Taberna Landing Road – Joe is working with a representative from Taberna Landing to resolve what direction to proceed. The desire is to have the city take ownership of the road. Maybe even have them construct it to required specifications. Joe will work continue to monitor.

Sign Specifications – Joe Kelly stated that getting the specs from Joe's Signs remains in progress.

Phone Cancellation – Katie cancelled the office phone, but it still is in service. She will follow-up to verify that it is cancelled.

Taberna Townes – There has been no activity associated with this. We will continue to monitor.

New Business

City Letter Regarding Electrical Transformers – The city has notified us that there are 315 homes in violation regarding plantings close to the boxes. The list contains both HOA properties and personal homes. It was agreed that the city deal directly with the homeowners. John will set up a meeting with the city to discuss how to proceed.

One Taberna Way Issues - Katie met with OTW to address some of their issues

- **Drain Backed up** – The drain near St Gallen Court has not drained properly for months. Katie will call the town to have them address the problem;

- Weed Control – The property in front of their properties has numerous weeds that infect the OTW lawns. Katie will check to see if contracts call for weed preventive in the area
- Land art – There are a variety of “land art” being used to decorate individual yards that some take offense to. Katie recommended the community develop rules that all owners agree to and present them to the board.

Good of the Community

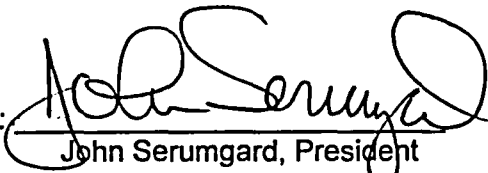
New Secretary – Chip Rice will be unable to attend the next four meetings and will be transferring the duties of secretary to Nick D'Alessandro

Meeting Schedule

The next meeting is scheduled for Wednesday, May 23, 2012 at 3:00.

The meeting was adjourned at 4:45.

Approved by the Board of Directors:

By: 
John Serumgard, President

5/23/2012
Date

Treasurer's Report
James Dugan, Treasurer
Wednesday, April 25, 2012

Master HOA Account Receivables:

Account receivables for the Master HOA as of March 31, 2012, are \$12,195.50.

Community Account Receivables:

As of the March 31, 2012:

Abbingdon Woods:	Account receivables total \$1,372.50
Boleyn Creek Villas:	Account receivables total \$1,572.50
One Taberna Way:	Account receivables total \$1,575.00 (corrected balance)
Taberna Landing:	Account receivables total \$250.00

Liens and Judgments:

The HOA has a 2009 judgment, July 2010 lien, and July 2011 lien on one property. Balance owed is \$2,355.50 plus April 1st late fee.

The HOA has a July 2010 lien and a July 2011 lien against a one property with a balance due of \$1,190.00 plus April 1st late fee.

The HOA wrote off a balance owed of \$780 on a foreclosed property. This cancelled a July 2010 lien and a July 2011 lien.

The HOA has a lien on a One Taberna Way property of \$1,125 for 2011 2nd, 3rd, & 4th quarter dues plus \$140 late fees, for a total of \$1,265. Balance due is now \$2,070.00 plus April 1st late fees. (\$495 to HOA & \$1575 to OTW plus April 1st late fees).

HOA Invoices: All invoices received by April 23rd have been sent to CAS for payment.

Management Transition:

CAS has transmitted the financial reports for the month ending March 31st. The reports have been reviewed and forwarded to the finance committee and HOA board.

CAS has established separate money market accounts for the master and four community replacement funds.

Replacement Funds:

Note that "Replacement Funds" replaces "Reserve Funds" as the CPA recommended term.

The annual replacement funding for 2012 is being set aside (ear-marked) monthly as indicated in CAS accounts below. These funds have been authorized to transfer to the six replacement money market accounts.

Prior year replacement funds remain in Scott & Stringfellow and BB&T accounts. The plan is to transfer funds as CDs mature to the new replacement money market accounts. CDs are not to be cashed prematurely due to the substantial loss in principle and interest (the track record demonstrates that this is 4 percent principle plus all accumulated interest, which would be an estimated total loss of \$9,852 of replacement funds).

Operating Accounts:	Feb 29th	March 31st
BB&T Accounts		
Taberna Master (IDA)	\$40,028.16	\$40,033.25
Taberna Master	10,267.82	10,267.82
PNC Accounts		
Taberna Master	167,376.52	157,631.07
Abbington Woods	14,017.01	11,720.34
Boleyn Creek Villas	3,849.45	4,330.55
One Taberna Way	6,846.03	7,047.65
Taberna Landing	1,994.63	2,192.01

***Community BB&T Checking Accounts (Abbington, Boleyn, OTW, and Landing) were closed February 22nd and four separate Bank Checks were delivered to CAS at that board meeting. The checks had not been deposited as of the February 29th CAS Financial Reports.**

Replacement Accounts:	Feb 29th	March 31st
Scott & Stringfellow:		
Taberna Master Replacement	\$115,712.08	\$115,768.82
Taberna Emergency Replacement	33,801.93	33,828.97
Abbington Woods	20,725.08	20,742.04
Boleyn Creek Villas	4,707.43	4,711.93
One Taberna Way	54,882.05	54,915.63
Taberna Landing	16,465.46	16,465.56
BB&T CDs		
One Taberna Way CD	8,818.86	8,818.86
Taberna Landing CD	5,135.03	5,135.03
CAS Accounts		
Taberna Master Replacement	\$1,888.32	\$2,832.50
Taberna Emergency Replacement	0.00	0.00
Abbington Woods	609.16	913.75
Boleyn Creek Villas	242.50	363.75
One Taberna Way	1,240.00	1,860.00
Taberna Landing	384.82	577.25

All of Taberna's investments with Scott & Stringfellow are in FDIC insured CDs or money market accounts. The advantage over every other type of investment is that the principal is guaranteed through FDIC for up to \$250,000 per bank and the CDs are with several different banks.

Emergency Replacement Funds:

The Emergency Replacement Funds can be brought back up to the \$50,000 goal (based on current account of \$33,828.97) by adding \$16,171.03 from operating funds, by adding \$10.35 per lot to dues in 2013 and 2014, or by a combination of the two methods.

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC

INVESTMENT POLICY

BE IT RESOLVED that the Taberna Master Homeowners Association, Inc does hereby adopt the following policy to govern the investment of the Association's operating and reserve accounts for the master account as well as each of the sub-association accounts.

Responsibility for conducting investment transactions for the association shall be that of the Treasurer with approval of the Board of Directors. The Treasurer with approval of the Board may employ the services of an authorized third party, such as a financial consultant or management company to direct a portion or all of the investment activities of the Association consistent with the guidelines set forth in this investment policy. The Board of Directors has sole authority to approve, amend, alter or otherwise make changes to the investment policy. Any modifications to this policy shall be in writing and approved by the Board.

INVESTMENT PURCHASES

All investment purchases are to be made in the name of the Homeowners Association within the following order of priority:

- Preservation and safety of principal
- Liquidity and accessibility to meet projected and unexpected expenditures
- Attaining a competitive rate of return within the investment vehicles authorized within this policy.

A. Eligible Investments

The portfolio will be limited to the following investments:

- Certificates of Deposit (CDs);
- Money Market Funds;
- Savings Accounts; and
- Checking Accounts

Investments are to be held in accounts with approved banks or financial institutions federally insured either through FDIC or through the U.S. Government in amounts not exceeding the insured amounts.

RESERVE ACCOUNTS

- Reserve accounts are to be established and maintained in the name of each sub association for the assets identified on the Reserve Analysis spreadsheet. An additional reserve account is to be maintained at an agreed on amount by the Board for an emergency fund.
- No individual investment may exceed 5 years in maturity. The investment portfolio must be structured in order to meet anticipated cash requirements.
- Interest on reserve accounts must accrue to the respective account.
- Funds being withdrawn or transferred to a different investment account should be done at maturity when possible, to minimize any potential loss of principal.
- A Reserve study is to be conducted on an annual basis to determine if the current funding is adequate to fund the anticipated costs of those items to be maintained or replaced by the Association as identified on the Reserve Schedule.
- Deposits to the various Reserve accounts are to be done in accordance with the annual budgeting process and should be made in amounts as determined by the Treasurer and financial institution.
- Reconciliation is to be done through monthly statements and online access to all accounts to ensure accuracy of deposits and withdrawals as well as return on the investment.

OPERATING ACCOUNTS

- Operating accounts should maintain balances to meet short-term expenditures and be held in interest bearing accounts when prudent.
- Operating funds in excess of current expenditure needs should be placed in an investment vehicle to provide revenue and enable access to the funds without penalty.
- A review of all operating accounts should be done on an annual basis to determine if funds are being utilized to be best interest of the Association.

INTEGRITY OF FUNDS

In order to preserve the integrity and accountability of the Association funds, all operating accounts and reserve accounts are to be maintained in separate accounts in the name of each sub-association.

REVIEW AND CONTROL

A review of the Investment Policy will be conducted by the Board and/or Finance Committee to determine if the investment strategy meets the objectives and goals of the Association.