



**BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 30, 2000**

ATTENDEES: TAYLOR DOWNEY, SANDY STEVENS, MELISSA MISTER (WRECO representatives), ED STUCKRATH, JIM MOCK (Taberna residents), STEVE MABIE (President of HOA), BILL BALENGER (6TH Ward Alderman), BERNARD GEORGE (City of New Bern Zoning Administrator), JOHN BRIGGS and TONY BEAVER (Owners of Taberna Commercial Property), RON HARRELL (Realtor representing Briggs & Beaver in resale of commercial property)

The meeting was called to order by Taylor to discuss the rezoning of the commercial property that is located at the entrance to Taberna. Taylor displayed the original site plan along with the proposed type of construction that WRECO has envisioned for this property.

Steve Mabie informed every one of the apprehension residents are feeling regarding the zoning change request and the fact that this commercial property was not a widely known fact through out the community.

Bill Balenger felt that more could be accomplished by having this smaller meeting between WRECO, HOA and current owner's vs meeting with the entire Taberna neighborhood.

The current zoning is agricultural and a request has been submitted to the Zoning Commission to change the zoning to C4. The owners and their realtor explained that a zoning of C4 would make the property more marketable and be able to realize a better return on their investment. They suggested that the HOA committee allow C4 zoning with certain restrictions regarding what would not be allowed. The owners and their realtor wanted to resolve the issue at this meeting.

Steve Mabie and the committee members felt that perhaps a more restrictive zoning of C5 would be more acceptable to the majority of the residents. A decision at this time, without input from the community, was not possible. All members of the committee, who live in Taberna, would try to receive input from as many of their neighbors as possible in order to determine what type of zoning would be acceptable.

George Bernard will obtain a copy of the C4 and C5 zoning list (which identifies the types of construction allowed for each) to the HOA Board of Directors.

Ron Harrell will represent Mr. Briggs and Mr. Beaver at any future meetings.

The meeting adjourned at 7:15 PM.

The next meeting will be held on Wednesday, September 20, 2000 at 4:00 PM at the Taberna Sales Center.

eld. care facility
recreation "

10% per sq of Prop.
60-70% Buildable TAB

Bd of Directors Mtg.
Wed - 9/20/00 - 4:00 pm

Attendees: Taylor, Sherwood, Liz, Sandy, Bill Belinger
John Mack, Ed Stuckrath, Steve Makie
George Bernard

Mtg called to order by Taylor

Assisted Living would not be a feasible enterprise.
monitarily. Units would need to be increased
to at least 70+ units in order to be viable

BB Anything 2+ acres must be noted on

Buy prop.

BB Will go w/ what BOD decides

E C4 w/ likes + dislikes is not possible ^{too many} restrictions
Tab Trib article by Taylor helped clarify situation

TD Resolution of zoning C4 or C5 must be resolved.
We must work w/ owners now - if we don't do it now
in order to avoid court intervention

BB Prop is rezoned - it is not zoned agricultural

TD Deed restrictions + site plan apply no matter what

BB Changes to Master Plan

TD Prop has limited use + assess asking price of
\$55,000 per acre (10 acres) as per fetched

Use Tab Trib to further explain zoning - here a map
in paper showing what will be allowed on site using
orig. site plan

Taylor Recommended C-5

Time does not
terminate process roads

SM - more to go w/C5

Jim Brock - 2nd

follow up in Tab. Trib to clarify

All approved - No disapprovals

Taylor will send ^{letter} Bd decision to owners of
Commercial property. Prop. C5

Bd of Alderman have the power to Zone C5
Weichhausen will request the zoning to C5

Tab is within B city limits

Board of Directors

9/20/00 Wed.

Asking Price #550,000.00

8:30-05 - Taylor Downey

Bernard, George - Ed Hucker - Jim Mock - Melissa Mistic

Steve Mabe - Bill Calencij - Sandy Stevens

Tony ~~and~~ Bauer, (Owners)

(all with Paul)

John Briggs, Ron Darrell Keatts (Owners)

City - BG - ~~minutes~~ ^{minutes} of town meeting re: C prop.

Bill - sml mtg w/owners of comm. prop vs. all residents

Wheatworth Srd. (prop pushed yrs ago from WRCD) ^{at Board}
was Somerset Properties

Make: a commercial prop. not widely known by residents

WRCD intent - ^{approved} site plan (1 of 3 commercial areas)

BG Allowed: zone C-4 (see restrict. covenants) Retail stores, business complex

C5 more restrictive (office use, ^{strip} medical, etc.)

B. George Appel
W. C.

2 or more acres requires mtg at zoning board to change zoning. Site plan includes landscaping, parking, design bldg.

Taylor -

C5 ~~will~~ would be a better zoning choice + residents would feel more comfortable


Taylor displayed the orig. site map w/ proposed type of construct WRCD had envisioned

1 wk find what residents do + do not want.

Bernard will get copies of C4 + C5 list for Board of Directors

Memorandum

To: ALL TABERNA BOARD MEMBERS
From: TAYLOR DOWNEY-TABERNA PROJECT MANAGER
Date: 8/21/00
Re: Architectural Control Committee Appointment



According to the Taberna Protective Covenants, it is the responsibility of the Board of Directors to appoint members to the ACC. Bobby Canady resigned from the committee leaving an unfilled vacancy. After a relatively long search, Mr. Bob Cardini has agreed to serve on the committee. He will join present members, Fred Bender and Robert O'Donnell.

I request your approval to appoint Bob Cardini to the Taberna Architectural Control Committee. Please indicate your preference, either approve or disapprove by calling Sandy Stevens at 636-3700.

Also, please be advised that Craig Wheeler has resigned from the Taberna Board of Directors, effective immediately. WRECO appoints Melissa Mister to fill the unexpired term vacated by Craig Wheeler.

Approves of Cardini + Mister

8/17 - OK - Steve Mabie

8/31 - Jim Mock

8/31 - Ed Stuckrath

8/30 - Sandy Stevens

8/31 - Sherwood Crawford

verbal
approval

9/5 - Lis Mister (written approval)

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Melissa Mister

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Nominating Committee

Shewell Crawford
Hazel Baxter rotating
Steve Murphy

Declarant shall select 4 Directors ~~1 year~~ 1 year terms
Members shall select 3 Directors 2 year terms.

Declarant will appoint: Taylor Manning
Shewell Crawford
Craig Wheeler
Sandy Stevens

2 more names

regular or special, shall be twenty-five percent (25%) of the Lots whether the same shall be present in person or by proxy.

Section 4. Special Meeting. A special meeting of the Lot owners may be called at any time by the President or by a majority of the Board of Directors, and shall be held at such place as is designated by the President or a majority of the Board of Directors, and stated in a written notice. No special meeting shall be called unless the Secretary of the Association shall have mailed to or served upon all of the Lot owners written notice of the said meeting at least twenty (20) days prior to the date of the meeting. All notices shall be mailed to or served at the address of each Lot owner as it appears on the books of the Association.

ARTICLE II - DIRECTORS

Section 1. Directors. The initial number of directors of the Association shall be three (3). The number of directors of the Association shall increase to five (5) as of the first annual meeting following the conveyance of the one hundredth (100th) Lot within Taberna; the number of directors shall increase to seven (7) as of the first annual meeting following the conveyance of three hundred (300) Lots within Taberna. It shall be the objective of the Association to provide a wide range of representation of the Board of Directors of the Association from among different communities within Taberna, and from among different use categories of owners, such as permanent residence, second home residence, lot owners and homeowners. In order to achieve this objective, the nominating committee shall use best efforts to nominate candidates from these different segments of the Taberna community.

Section 2. Selection. The directors named in the charter of this Association shall serve until the first annual meeting of the Association.

Beginning with the first annual meeting of the Association, all directors, except directors designated by Declarant, shall be selected by vote of all Lot owners. Cumulative voting shall not be allowed. All directors designated by Declarant shall be designated for a one (1) year term; all other directors selected by election shall be elected for two (2) year terms. Prior to the first annual meeting, Declarant, acting as a nominating committee, shall nominate from among Lot owners other than Declarant an equal number of candidates as there are directors to be elected; each year thereafter, a nominating committee selected by the Board of Directors of the Association shall nominate an equal number of candidates as there are directors to be elected. A list of nominees of the nomination committee shall be circulated to the owners with the notice of annual meeting. Each such nominee must have consented to stand for election. Additional nominations from the floor will be accepted prior to the election; however, no nomination from the floor will be accepted, unless the nominee is