

Minutes
Taberna HOA Board of Directors Meeting - August 11, 2003

Attendees: Board members, Ron McCausland, Marcia Crawford, Kip Peregoy, Mary Smithey
Residents: Larry Alderson, Esther Hardin, John Galvanek, John Murphy

Old Business:

Motion passed to approve the minutes of the June 9, 2003 Board Meeting.

Update on the canoe liability issue. Waiting for proposals from insurance firms. Power Squadron has agreed to do canoe and canoe equipment inspections.

Update of violation and appeal of property owner Anderson, lot 345, regarding fence on golf course lot. Mr. Anderson has appealed the ACC's decision to the Board. Waiting to hear from him regards availability for hearing.

Update of Abbington Woods landscape maintenance problem. Meeting to be held with Abbington Woods residents this evening. Contractor Hardee has agreed to return 1/2 months fee to residents that had service in June.

Update of landscaping of Arbon Green area HOA property and reseeded of berm on Emmen Road. Work has been completed except for cleanup and laying pinestraw. Commitment of \$1,000 from Blue Water. No firm commitment from WREDCO or Rick Scheper.

Update of B&G committee survey of City of New Bern issues. Issues of streets, sidewalks and wrought iron railings presented to Public Works head Danny Meadows by Bob Livingston and Ron McCausland.

New Business:

Motion passed naming the Nominating Committee's slate of candidates for Directors for 2004. Nominees are: one year term Bill Rounds, Joan Peacock and Larry Alderson; two year term John Galvanek, Esther Hardin, John Murphy.

Motion passed to give preliminary approval to Brydge and Lee to develop 8+/- acres of a Weyerhaeuser Real Estate property along Taberna Way, described as PT NICOLL LD 32, in accordance with plans and Taberna Architectural Committee information forms for new construction herein attached and Suggestions, Comments and Concerns document attached. Final approval will be given contingent upon submittal of final plat plan and Architectural Control Committee forms that do not deviate substantially from attached documents. Note that WREDCO member Kip Peregoy abstained from voting.

*Plans are in
2003 file
folder.*

Next Board of Directors meeting set for Monday September 8 at 9:00 AM at the Taberna Sales Center.

Respectfully submitted,



Ron McCausland

Brydge and Lee proposal

Suggestions, Comments and Concerns

Townhouse price range \$225,000 to \$250,000.

1700 to 1900 sq.ft.

Exterior color "monochrome" some brick utilization ?

10 units , 4 homes per unit.

One car garage (two driveway parking spaces)

Primary entrance at present curb cut extending approx. 750' to historical site. City specifications.

Utility lines to be capped at historical site for future planning.. Required by city?

Property to be zoned residential to accommodate Townhouse concept.

Central mail distribution system , utilizing keyed receptacle boxes.

Accommodation for resident visitor parking. Additional location ,not street parking?

Sidewalks (required by city)?

Rear privacy brick walls as shown on proposal. Owners maintain landscape inside walls.

Small storage unit incorporated into privacy wall. As shown in proposed picture ?

Building intentions. Number of sections being constructed at the same time?

Landscape and maintenance plan for buffer along railroad tracks on both sides?

Reserves for roofs (common roof maintenance) , Periodic exterior power washing and other maintenance.

Common entrance maintenance.