

**Taberna Master Homeowners Association
Meeting Minutes Aug 8, 2006**

Kurt Weinheimer, President
Larry Alderson, Vice President
Suzanne Forsythe, Treasurer
Bernadette McNulty Secretary

Representatives:

 Bob Costanzo
 Glen Killian
 Terry Smith

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

Meeting called to order at 3:28 PM by President Kurt Weinheimer

Minutes presented by Bernadette McNulty, Secretary. Minutes amended and accepted by Kurt Weinheimer, seconded by Larry Alderson, passed unanimously.

Treasurer Report by Suzanne Forsythe.

Treasurer's Report:

Accts. receivable as of 8/4/06

Master	\$ 2,272.00
Abbington	\$ 3,369.00
OTW	<u>\$ 1,255.66</u>
Total a/r	\$ 6,896.66

Liens: As of 8/4 we had received no payment on, nor communication from, the 11 outstanding liens totaling \$2,057.

Financial Statements for the 2nd qtr 2006: Due to time constraints, the 2nd qtr reports were distributed to each of the Board members present without formal detailed discussion. The Treasurer requested that each Board member review the reports at their convenience and contact her with any questions or comments. She did state that the reports did not show any particular item that was out-of-the-ordinary.

Finance Committee member replacement: Five persons responded to the request to volunteer as a replacement on the Committee. Wayne Maruna and the Treasurer are in the process of interviewing each of these candidates, and expect to present a name to the Board for approval at the Sept. Board meeting.

Beautification

Jim Wilson met with the Board and discussed a list that the Building and Grounds Committee created for the 2007 budget;

1. Brainstorm ideas for the purchase of trees and monument on the western side of Taberna.
2. Look into professional landscaping – John Deft, a landscape architect recommended by Mitchell Brydge (Brydge & Lee), has experience and worked on an extensive project for Fairfield Harbor. He looked at all areas of Taberna. His hourly fee is \$80. A preliminary plan for Taberna will cost \$3,000. A complete plan will cost \$5,000 to \$6,000.

3. Agreement – The Board, could agree not to exceed \$10,000. Over the next five years, the Board could consider \$20,000 per year as a total expenditure for the beautification plan.

Questions: We need to look into the area between Rte 70 and the railroad tracks. What rights do we have in this area under the covenant? Will the brick and wrought iron fence remain? The problem exists that we have no ownership in this area. The front island cannot be changed in area. The initial landscape plan from Weyerhaeuser included restrictions inside the fence and other areas. We need a landscape architect on the committee to be able to identify the areas that may otherwise be problems. Proposals of what we should do for beautification can be wide ranging. We need to look at the total picture.

Brydge & Lee will put a berm in the area where the condo's are going, but there is limited room. This builder does not plan to do extensive planting in the townhouse area. The Building & Grounds Committee will need to oversee the building and planting of the berm. Any dispute on landscaping rests with the Board.

There is an interest in putting more trees on Taberna Circle and on Emmens. All other areas will be looked at by the landscape architect as a long term project.

HOA dues will go up in 2007. The plan of \$10,000 should be out of Capital Funds. Reserves are set aside for improvements. A good plan is necessary and can be budgeted for in the 2007 budget. Our present dues are quite inexpensive but we need a raise so we can maintain our replacement reserves. These reserves need to be brought to \$15,000. This will increase the dues by \$10 per year. If we do the total beautification plan the dues will increase by \$50 per year. All sub division dues will have to increase proportionately.

The operation reserve is presently at \$23,000.

The Building and Grounds Committee will give the Board a laundry list of areas to be considered. Glen Killian proposed that we take \$3,000 out of the contingency reserve to provide us with a plan to start the beautification project in phase one. Seconded by Bob Costanzo.

Discussion: The first phase will not exceed \$3,000. On Sept. 30, 2006 a preliminary plan will be presented to the Board. The budget next year, fiscal 2007, will set aside \$6,000 to start the second phase of the project. We will then be able to figure out the increase in dues and what will be possible next year. Budget meeting should be done in October and have it approved by November.

Annual Meeting

Craven Community College has reserved December 11, 2006. Bob Costanzo will call and confirm that date for our 7PM meeting. Three seats on the board are open. Larry Alderson will be on the nominating committee. Monthly newsletter will call for volunteers. Cover letter, agenda, budget and update of finances will be handled by Terry Smith and Bernadette McNulty. Staples will be used for the printing, and meeting information will be in the mail in early November. A special budget meeting will take place on October 23rd, at 3:30 PM.

Joan Peacock resigned from the Finance Committee, we need a replacement.

Nyon Road

The water problem on Nyon Road is still not solved. The HOA has to dedicate \$3,500 in next years budget directed at this problem. It presently looks like the HOA will be responsible for solving the problem.

Lake Geneva

Fishing is restricted to daylight hours only. There have been incidents where people were there from 8PM to 6AM. A sign will be erected stating that fishing is from dawn to dusk and the policy is catch and release. This is available to Taberna residents ONLY.

Covenants and Home Businesses/Garage Sales

This item is moved to the next meeting. We need a new attorney's opinion.

Crime Watch

Buddy Devlin may take the responsibility. It needs to be made a standing committee, with a small budget. Dave Lloyd will stay on as second in command. There will be full support from the Board and the Crime Watch Committee will be covered for full liability.

Proposal: Glen Killian proposed that the Crime Watch be funded as a full committee and designated as part of the Board. Seconded by Larry Alderson. Unanimous support.

Garbage Cans and Defibulator

Met with Gretchen at the club to discuss above issues. She is concerned about the liability. Gretchen will consult with Fred and get back to us on both issues. Presently the mowing crews at the park get rid of the trash. Bill Moore has still not contacted the Board.

Ren Klawson will come to the next Board meeting to discuss the canoe dock.

Main Entrance

A 16" water main will be installed at the main entrance. Buildings and Grounds will follow up on the City of New Bern's work with grading and replanting.

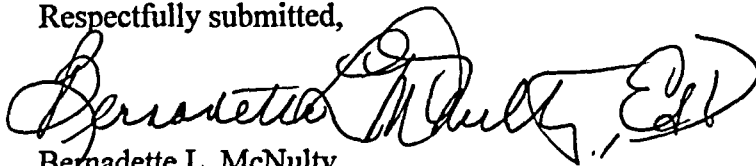
Stop Sign

Board wants to look into the possibility of adding stop signs at the golf path crossing at Taberna Circle and Taberna Way. Issue will be brought to the attention of the alderman.

Adjournment

Proposed by Glen Killian, at 5:26PM, seconded by Suzanne Forsythe.

Respectfully submitted,



Bernadette L. McNulty
Secretary