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Minutes of the Taberna Board of Directors Meeting of December 9, 2002

Old Business:

Approved the minutes of the Board meetings of October 25 and November 4, 2002.

Kip reported that he has not heard from Neuse Builders regarding mailboxes for Abbington Woods.

Kip has not completed building guidelines for Abbington Woods.

New Business:

Motion passed to appoint the Architectural Control Committee the Board of Directors' representatives responsible for charging lot owners for alleged violations of the by-laws, Protective Covenants, Building Architectural and Appearance Guidelines and any other rules and/or regulations that may have been or will be established by the Board from time to time.

Motion passed to approve the Violation Procedure; copy attached.

Agreed that the Board would not endorse or otherwise recognize the Taberna Battlesite Committee.

Approved the landscape maintenance contracts for the Entry Way, Park, Taberna Landing, Boleyn Creek and Interior Common Areas.

Passed a motion to use monies remaining at end of year in Taberna Master Homeowners Association account and the accounts of the Taberna Landing, One Taberna Way and Boleyn Creek subassociations for operating deficits of these accounts and any remaining balance of the monies be allocated to reserve accounts within each account.

Passed a motion to retain Mona Kay Sadler, CPA as accountant for the Taberna Master Homeowners Association and the Taberna Landing, One Taberna Way and Boleyn Creek subassociations.

Next regular meeting of the Board was set for Monday, January 6, 2003 at 9:00 AM at the Taberna Sales Center.

Submitted by  
Ron McCausland



Minutes of the Annual Meeting of the Taberna Homeowners Association Board of Directors, December 2, 2002

New Business:

Elected Ron McCausland President of the Board.

Elected Bruce Gemmill Vice President of the Board.

Passed a motion to appoint Marcia Crawford as Secretary and Joan Peacock as Treasurer of the Association.

Named as WREDCO members of the Board for 2003: Kip Peregoy, Doug Hylton, Sherwood Crawford and Mary Smithey.

Submitted by:  
Ron McCausland  
December 2, 2002


A handwritten signature in black ink, appearing to read "Ron McCausland". The signature is written in a cursive, flowing style.

Procedures for Prosecuting Alleged Violations of the Protective Covenants of the  
Taberna Master Homeowners Association

All alleged violations, regardless of type, will be given the same consideration as outlined below.

The Building & Grounds Committee is charged with inspecting the lots and homesites within Taberna for compliance with the by-laws, Protective Covenants and other Rules and Regulations adopted from time to time by the Board of Directors. The Building & Grounds Committee will report alleged violations of these documents to the Architectural Control Committee (ACC). The ACC will examine the alleged violations. If the ACC deems the alleged violation to be valid it will send a letter to the lot owner stating the violation and giving the lot owner thirty days to remove the violation before further action is taken. The ACC, at its discretion, may extend the time for removing the violation beyond 30 days for extenuating circumstances. The ACC will report back to the B&G committee the date the letter was sent and the time period allowed to clear the violation before further action is to be taken. The B&G committee will, at the next inspection time following the time for removal of the violation, reinspect the lot or homesite to determine if the alleged violation has been removed. The B&G committee will report the status of the alleged violation to the ACC. If the alleged violation exists after the period of time allowed for its removal stated in the letter to the lot owner, the ACC will report to the chairman of the Adjudicatory Panel that it wishes to bring the lot owner before the Panel for further action. The Adjudicatory Panel will then send a letter to the lot owner, with copy to the ACC, stating the time and date of a hearing to be held before the Panel. The letter will allow the lot owner to report to the Adjudicatory Panel prior to the hearing that the violation has been removed. The Adjudicatory Panel will inform the ACC of this report and the ACC will reinspect the alleged violation. If the alleged violation is found to remain uncorrected the hearing will be conducted as scheduled without further notification to the lot owner.

Procedure adopted by motion approved at HOA Board of Directors meeting December 9, 2002.

 Secretary  
Marcia Crawford

# Report Christmas Activities 2002

## SUMMARY

Attendants – 75 – 80 with 12- 15 being children

Weather – cold night

Bonfire was set by Jimmy Parker; David Lloyd started and put out fire.

Carolyn Fish got fire permit number – 02-039 from fire department

An 8 foot tree was ordered by Sue Champagne with the clubs trees. HOA paid for tree.

## RECOMMENDATIONS FOR 2003

The effort to pull together the tree lighting event and the following social involved some cost and a fair amount of time of about 8 people. The attendance at the event was not large, and represented only a small percent of the Taberna homeowners. Several of the volunteers questioned if the effort involved for such a small turnout was worth the effort expended, not considering the expense. The board should consider the value to the community of continuing this activity. It may be best to only continue with the decorations and not have the tree lighting activity. The committee feels these needs to be an HOA Board decision.

Live tree by planted in spring to decorated.

→ grounds committee

If live tree not planted then do not purchase tree through club. Cost is to high.

Tree needs to be 10 -12 feet tall.

put donations in next  
Tribune

Put lights with garland on fence.

## DONATIONS

1. Ruby Cullipher – small wreath & 2 box ornaments	\$20.
2. Linda Dannermann – large wreath & 2 box ornaments	\$30.
3. Deb Willard – large wreath & 2 box ornaments	\$30.
4. Mary Womack – large wreath & 2 box ornaments	\$30.
5. Clare Finnegan – large wreath & 2 boxes ornaments	\$30.
6. Carolyn Fish – large wreath & 2 box ornaments	\$30.
7. Ruth Elsner – large wreath & 2 box ornaments	\$30.
8. GrEtchen Gibson – large wreath & 3 box ornaments	\$30.
9. Ellen Watson – large wreath & 2 box ornaments	<u>\$30.</u>
TOTAL	\$260.

## EXPENSES

Tree Decorations & Ribbon for Bows	\$165.53
Small Wreath & Star Ornaments	\$ 23.25
Rental – Tent & Tables	\$ 34.00
Drinks & Supplies	\$ 45.33
Tree	\$ 65.00
Front Lights	<u>\$ 54.36</u>
TOTAL	\$387.47

All expenses were paid by Mary Womack – TOTAL \$387.47

Bill was not submitted for rental of Santa suit or paper for flyers.

TOTAL COST FOR CHRISTMAS 2002 \$647.47