

**Taberna Master Homeowners Association  
Meeting Minutes December 12, 2006**

Kurt Weinheimer, President  
 Larry Alderson, Vice President  
 Suzanne Forsythe, Treasurer  
 Bernadette McNulty Secretary  
 Representatives: Bob Costanzo, Glen Killian, Terry Smith

**Board members present (current and new):** Kurt Weinheimer, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, Alva Windham, Martha Daniels, James Krise, and Bernadette McNulty  
 Meeting called to order at 3:30 PM by President Kurt Weinheimer

**Motion to approve Bob Costanzo as President of 2007 Board by Terry Smith, seconded by Suzanne Forsythe accepted unanimously.**

**Minutes of November meeting presented by Bernadette McNulty, Secretary, accepted by Suzanne Forsythe seconded by Bob Costanzo, passed unanimously.**

**TREASURER'S REPORT**

CASH at 12/11:	Master	\$48,867
	Abbington	\$ 268
	Boleyn	\$ 865
	OTW	\$ 6,350
	Tab.Ldg	<u>\$ 1,371</u>
	<b>TOTAL</b>	<b>\$57,721</b>

Abbington is very low in cash due to several unpaid accounts receivable. However, there was enough to cover the Dec. landscaping and accounting invoices.

**ACCOUNTS RECEIVABLE:**

Reminder letters were mailed out on 12/5. Each included a warning that those remaining unpaid at 1/1/06 would be assessed late fee of \$20.

A/R Balance at 12/11	Master	\$ 1,722
	Abbington	\$ 2,112
	OTW	<u>\$ 768</u>
	<b>TOTAL</b>	<b>\$ 4,602</b>

There are six remaining liens, all within the Master A/R totaling \$1,100. Abbington has 13 unpaid properties. 9 are owned by same owner for \$1,462.50.

**RESERVE DEPOSITS** have been made per authorization given at the Nov. Board meeting. A new savings account has been opened for Taberna Landing to receive their Reserve payment. Treasurer also met with BB&T representative to review status of all checking and investment accounts.

The Treasurer will be visiting the accountant's office this week to deliver the late fee inserts that will be put into the January billings. She will also review with them how these fees will be handled in the accounting records. It was requested by the Board, that the Treasurer place a short article in the Tribune addressing the late fee policy.

**TRIBUNE contribution to HOA:**

The Taberna Tribune has informed the Treasurer that they will contribute \$700 before the end of 2006 towards the purchase and placement of three permanent trash receptacles in Denson Park. Per Bill Rounds, chairperson of B&G, the total cost of these is estimated to be approx. \$1,000 to \$1,200.

**Taberna Tribune**

Article should be placed in Tribune about the payment of Home Owners Association dues in a timely fashion. Late fees will be well defined and time restraints will be discussed.

**Suzanne Forsythe** made motion to accept the resignations of Kurt Weinheimer, Larry Alderson, and Glen Killian. Seconded by Terry Smith and accepted unanimously. This will be in place as of December 31, 2006.

Bob Costanzo made a motion to accept Alva Windham, Jim Krise, and Martha Daniels as new Board members. Seconded by Suzanne Forsythe and accepted unanimously.

Bob Costanzo recommended that the THOA monthly meetings be moved from 3:30PM to 4:00PM on the second Tuesday of the month.

#### Violations reported by Glen Killian

There will be no garage sales in Taberna. One was held on Neuchatel by a renter. The responsibility goes back to the owner. The real estate people, who rent these units, should get a letter to state that no garage sales, home sale parties, or the like will take place on the premises, or the HOA will go after the owner. This is confirmed through the real estate in a lease package. There are no violations for renters. We will not, as the HOA Board, use threats based on the by-laws but we will penalize offending owners.

Trespassing in Denson Park will not go unnoticed. Bo Wernersback reported an incident in the park where he was cited by animal control because his dog bit another dog owner. On 12/12/06 the same dog owner once again called animal control. No contact was made with either dogs or owners. She lives in Sellhorn Heights. Police gave her a warning citation for trespassing. The Board will send her a certified letter, with a Cc. to HOA in Sellhorn, to inform her of her violation. Solution: Place a no trespassing sign on Emmens Rd. where path enters park.

#### Traffic

Taberna Way/ Route 70's traffic light is on the long range plans for removal. 70 will become Super 70 Corridor. There will be a service road with a cross over before Thurman to go westbound. This is all part of a long range plans by the State of North Carolina.

#### Nyon Road Drainage

The Board cannot prove easement was tampered with so responsibility to fix this problem falls to the Board. \$3500 was appropriated in the 2007 budget to rectify this problem. This problem will be fixed the first week of January. The work should take 2 days. All parties whose properties are affected have been notified.

We need to form a committee to check on easement violations. Some homeowners fill in or change land contours on their property that can violate easement rights. The THOA is largely responsible for easement problems. Kurt and Larry are now experts in drainage easements. We need to use them as references.

City is responsible for some drainage areas, mostly on roads maintained by the City.

#### Commercial Lots

At the front entrance Morton Assoc. owns both lots. They paid \$900,000 for the larger lot and \$325,000 for the smaller lot. They will develop or rent these properties.

#### Copyright

The Board needs to consult with Betty Atkins, lawyer, to establish what rights we have to the name "Taberna". Can the name Taberna, and/or the logo be copyrighted? Contact Taylor Downey or Kip to learn how the name was transferred from Weyerhaeuser.

#### Speed Humps

Amount of excessive truck traffic from East Airport Road to Taberna Circle reported to Board by K. Baxter. A request was made to place police there to stop unnecessary traffic. There is talk by our Alderman of installing speed humps on Old Airport Road before it enters Taberna.

#### EMS Services

In October Taberna's Emergency Response unit was changed from Craven Regional to Craven's Township District #7 on Old Cherry Point Road. It is a political issue with Taberna and surrounding areas affected. District #7 is an EMS Unit not paramedic. JAS is the second responder. We are presently speaking to the CERT Team about this problem. We did not request this change; it was made by the City of New Bern.

Need to meet again with Fred and Gretchen to see if they will house a defibulator provided by the THOA. (Bobby Astor has a defibulator in his car – he is not presently allowed to respond to Taberna.) Need to see Steve Tyson, County Commissioner, about the problem. Refer to this issue at January meeting.

#### Information

Crime Watch Committee – report to Board – Chairperson is Larry Alderson, the committee will be given a \$500 grant as a start up.

Meeting called to adjournment by Larry Alderson at 5PM, seconded by Bob Costanzo.

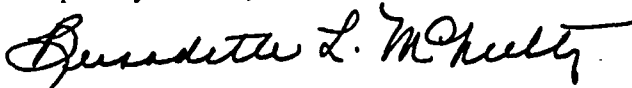
**New THOA Board Meets**

Bob Costanzo	President
Bernadette McNulty	Vice President
Suzanne Forsythe	Treasurer
Alva Windham	Acting Secretary
Jim Krise	Representative
Terry Smith	Representative
Martha Daniels	Representative

**Issues**

Create a web site  
Meetings will last 90 minutes  
Minutes from Sub- organizations  
Representation from sub-committees on Board  
Amend By-Laws on rentals

Respectfully submitted,



Bernadette L. McNulty, Vice President