

**TABERNA HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 28, 2000**

Present

Taylor Downey, Craig Wheeler, Sandy Stevens, Sherwood Crawford, Jim Mock, Ed Stuckrath

Call to Order

The meeting was called to order by President Taylor Downey.

Budget

Taylor Downey presented the 2000 Master Home Owners Association budget. He noted that there would be no increase in dues in 2000. Various budget line items were discussed. The Boleyn Creek 2000 supplemental dues budget and the 2000 Taberna Landing supplemental dues budget were also presented and discussed.

A motion was made and seconded that the budgets be accepted as proposed. The motion passed unanimously. Copies are attached.

Architectural Review Ad Hoc Committee

Taylor stated that Bobby Canady has resigned from the Ad Hoc Architectural Review Committee. This committee reviews and passes on any proposed changes to existing structures in Taberna. Fred Bender and Mick O'Donnell are the remaining committee members. Ed Stuckrath and Jim Mock volunteered to find a replacement member for the committee.

New Business

Jim Mock presented some concerns voiced to him by other property owners.

1. Vandals have damaged canoe docks. Taylor stated that he is aware of the vandalism and has been in touch with someone to repair damage.
2. Many trees have fallen in storms. Taylor is working on finding a contractor who can remove some of the fallen trees from wetlands and other common areas.
3. Builders have allowed trash, mud and spills at construction sites. Taylor noted that monitoring of building sites is a constant process. Residents are encouraged to call and report problems. Taylor is encouraging builders to leave more vegetation on homesites and to use silt fences to control run-off.
4. There is confusion regarding policy on propane gas tanks. Taylor stated that the original policy was to screen the tanks, later policy was changed to require burial of tanks. He will send a letter to property owners stating that the policy is to obscure smaller tanks and bury larger ones.

5. Trucks do not use caution at the Highway 70 stoplight. Taylor will ask the NC Dept. of Transportation about the possibility of putting in a strobe light at that interchange.
6. Mailboxes are rusting. Taylor noted that black Rustoleum paint is available at the Sales Center.
7. There are large potholes in some roadways. Taylor will speak to the City of New Bern about holes in the pavement.

The meeting was adjourned.

Respectfully submitted,

Sherwood Crawford, Secretary
Taberna Homeowners Association

TABERNA MASTER HOMEOWNERS ASSN., INC

Items requiring discussion and/or resolution.

1. Nature trail - canoe dock

Clean up area/ trim trees/security/vandalism/ *repair screen on*
no trespassing-no hunting signs.

2. Entrance to Taberna (Rt. 70)

Drainage, ruts in lawn. *Temporary signs posted at entrance (Howard's Furniture).*
Downed trees need to be removed.

3. Building sites

Builders not careful with building waste - most not using required dumpsters. Streets are mud caked or very dusty in some areas. Concrete spillage on some sidewalks and roadways..

4. Propane tanks

Tanks are not buried (as required) or enclosed.

Segregate by size/obscure or bury
Mailing to all property owners. Check covenants

5. Stoplight at entrance

A potentially dangerous intersection. Any possibility of installing a strobe light for Rt. 70 traffic?
will check w/ City Eng.


6. General

Downed trees should be cut and removed to improve image of Taberna.

Check sizes w/ Jenkins


Jim Mock
February 28, 2000

Issues for the Taberna Homeowners Association Meeting

 Wild dogs running through area near sales Office pose a safety hazard

Call Animal Control

✓ Street light on Taberna Circle near 606 works intermittently

 No street lights on Taberna Way past the Sales office is a safety hazard

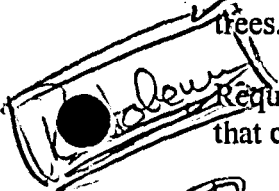
✓ Have building contractors clean up streets and building sites

✓ Require propane tanks around homes to be enclosed by a fence

✓ Require builders to use plastics dams to control the run off of topsoil, sand and silt from building sites. This runoff fouls the waterways surrounding Taberna and New Bern.

✓ Remove downed trees and tree stumps around the main entranceway into Taberna as well as all common areas in Taberna

✓ Clean up area around the boat dock and pathway to boat dock of litter and fallen, broken trees.

 Require the firm that provides the black mailboxes to better weather proof them and have that contractor repaint the mailboxes already in place

Roadway on Mellon - asphalt plants shut down in winter

- Jenkinc
- Mallard
- Amerigas

Homeowners Assoc Mtg 28 Feb 00

✓ Approve budgets

750 @ 60	750
homesites	<u>60</u>
	45000

✓ Form a Committee to find a replacement for Bobby Kennedy Fred, Mick on the architectural review committee.

For mods following home construction for pools, fences, driveways, etc.
*** Ed & Jim to look for candidates

DISCUSSION CONCERNING PROPANE TANKS AND TRASH RECEPTACLES

There have always been architectural guidelines addressing propane tanks in Taberna. Unfortunately the guidelines have not been followed, and the result is numerous homes in Taberna are in violation of the rules addressing propane tanks. The basic reason for the lack of compliance has been a lack of good, consistent communication of the guidelines to property owners, builders and propane dealers.

1. In an effort to provide better communication of the propane policy as well as other rules and architectural guidelines, a copy will be delivered to each new prospect along with a copy of the protective covenants.
2. Incorporate discussion with builders and or property owners during the architectural review process as to the placement of propane tanks and trash receptacles so as to identify and provide for the proper screening during the initial construction of the home.
3. Articles will be placed in the Taberna Tribune in an effort to communicate the rules to property owners who have yet to build, as well as those property owners that are presently in violation.
4. This discussion will be entered into the minutes of the annual meeting and will be mailed to each property owner. There can not be any grandfathering of the rules requiring that propane tanks not be visible. However, a reasonable amount of time should be given to those folks that are in violation of the rule to come into compliance. It is expected that all property in Taberna be in compliance with the rules of propane tanks no later than June 1, 2001.

**TABERNA RULE & GUIDELINES
FOR
PROPANE TANKS**

Propane tanks should not be visible. The only exception to this is the 5-lb. tank commonly used with outdoor gas grilles. All other tanks will either be buried or screened completely from view by a building material such as brick, wood or vinyl. The material or color used should be in keeping with the materials or color scheme used on the main structure. This screen may also be used to comply with the rule addressing trash receptacles.

TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.

2000 ANNUAL BUDGET

Taxes	0
Accounting	\$ 1,800.00
Utilities	
Water: Monthly Average \$260.00 <i>Sprinklers</i>	\$ 3,120.00
Electric: Monthly Average \$60.00 <i>Pumps</i>	\$ 720.00
Insurance	
Liability and Officers E & O	\$ 2,500.00
Landscape Maintenance	
Basic Contract	\$ 29,000.00
Annuals	\$ 2,500.00
Bush Hog Work	\$ 2,000.00
Park	<u>\$ 2,000.00</u>
Total	<u>\$ 43,640.00</u>
Projected 2000 Income	
434 Platted Lots @ \$60.00	\$26,040.00
750 @ 60 = 45,000	
Operating Deficit	(\$17,600.00)

BOLEYN CREEK VILLAS

2000 ANNUAL BUDGET

Expenses

Landscaping – Lawn Maintenance for 22
homesites (front, side, and rear) plus alley
maintenance \$ 12,452.00

Miscellaneous Expenses

Pine Needles \$ 500.00

Accounting \$ 240.00

Miscellaneous Administration \$ 76.00

Total \$ 13,268.00

2000 Income

22 Homesites @ \$600.00 \$13,200.00

TABERNA LANDING
2000 ANNUAL BUDGET

Expenses

Landscaping – Maintenance \$ 1,200.00
Cutting grass once every 2 weeks or as
needed along private road

Accounting \$ 50.00

Road Replacement Reserve \$ 550.00

Total \$ 1,800.00

2000 Annual Income @ \$300.00 \$ 1,800.00