

Minutes of the
Taberna HOA Board of Directors Meeting – February 3, 2003

Old Business:

A motion was passed to approve the minutes of the January 6, 2003 Board meeting. The minutes were accepted.

Motion passed to approve Clarification of Rules and Regulations dated October 25, 2002. Approval received.

No new information regarding the Abbington Woods mailbox issue. Bill Rounds and Patrick McCullough are still working this issue.

The Architectural Control Committee submitted a proposal for Standards for Home Additions, Conversions and Outbuildings, dated 1-28-03. Board members are requested to review this proposal for action at the next board meeting.

The Architectural Control Committee in conjunction with Kip Peregoy submitted the Abbington Woods Building Guidelines, dated 1-27-03. Board members are requested to review this proposal for action at the next board meeting.

New Business

Passed a motion to disband the Community Activities Committee. The board decided that ad hoc committees could be formed if homeowners wanted to organize any activity.

There is no further action necessary on Jim Wilson's request for a shed.

A compliance deposit of \$1000 is submitted with the builder's application plans. The Master Builders have a rolling account with WRECO. Arrangements will be made to transfer those funds to the HOA. It will now be the responsibility of the Architectural Control committee (ACC) to collect the deposit, to follow-up with inspections and to ensure that the deposit is refunded. The major items to be inspected are drainage, damage to the curb and damage to sidewalks as a result of the construction. Any repair work will be deducted from the compliance deposit prior to refund of the deposit. Also, any interim clean-up work due to construction debris that the HOA must do will be deducted from the deposit.

There was some discussion on whether the cost of mailboxes should be deducted from the deposit. It was decided to keep the cost of mailboxes separate from the deposit. Mary gave the board members a copy of the current Compliance Deposit form.

Mary Smithey will give the HOA a list of the builders who are not on the Master Builders list that should be sent a letter informing them of this change in the compliance deposit procedure.

HOA meetings can continue to be held at the Sales Center. Kip would prefer that the Adjudicatory Panel hold meetings after normal business hours or hold them at another location.

Sherwood Crawford has resigned from WRECO and her position on the HOA Board of Directors. Approximately 30 more lots must be sold before a fourth homeowner can be elected to the Board. Kip will check with the lawyers to see if he can appoint a homeowner to fill this open position.

Minutes of the Special
Taberna HOA Board of Directors Meeting - February 21, 2003

Attendees: Ron McCausland, Bruce Gemmill, Marcia Crawford, Kip Peregoy

Passed a motion approving a landscape contract for the Abbington Woods subassociation with Neuse Builders at a cost of \$330/unit/year to be billed and payed quarterly.

Passed a motion establishing the dues for the Abbington Woods subassociation at \$82.50/quarter for landscape maintenance and \$8.00/quarter for accounting and administration expenses. Dues to be billed at the start of each quarter to owners of record at the start of the quarter.

Submitted by:
Ron McCausland

Ron McCausland