



## February Minutes – 2013

Minutes of Board of Directors Meeting  
Taberna Master Homeowners Association, Inc.  
February 26, 2013

### Board Members Attending

James Dugan	President
Gene Sharer	Vice-President
Paul Tracewell	Treasurer
Craig Baader	Asst. Treasurer
Louise Vondran	Secretary
Nick D'Alessandro	Asst. Secretary
Joe Kelly	Member at Large

### Committee Members Attending

Dick Turner  
Ren Klawson  
Joe Kelly

### CAS Attending

Katie Patnode, Community Manager  
Brooke Baughn

### Guests Attending

Adam Beaudoin, Ward and Smith, PA  
Alex Dale, Ward and Smith, PA  
Erik Remington, Ward and Smith, PA

### Presentation

Katie Patnode introduced the guests from the law firm Ward and Smith, PA. The three attorneys then introduced themselves and informed the Board of their firm's property management capabilities. Over the next 30 minutes a variety of questions were posed by members of the Board and a general discussion ensued

### Call to Order

The meeting was called to order at 3:30 p.m. by James Dugan, President

### Roll Call of Members Present

- A roll call conducted by Louise Vondran determined that a quorum was present

### Minutes Review/Approval

There were no objections or corrections to the January minutes. The following motion was approved by the Board:

MOTION to approve the January minutes as distributed

### Treasurer's Report

Paul Tracewell presented the following:

- 1/31/13 Operating Reports were submitted to the Finance Committee for review and approval
- Bank accounts and bank reconciliations were reviewed in detail

- CAS has obtained current insurance certificates for all landscape contractors, copies of which are on file in the HOA office
- The Finance Committee is reviewing and will recommend a form and authorization levels for reimbursement of expenses

### Manager's Report

Katie Patnode reported:

- There are currently 18 active covenant violations
- There will be a \$200 fee to research assets of the property owner with the \$2900 outstanding receivables balance. The following motion was approved by the Board:  
MOTION to research the assets of the property owner and activate the existing Judgment if warranted by the results of the search
- A discussion regarding attorney representation took place. The following motion was approved by the Board:  
MOTION to complete all outstanding activity with current attorneys and then transfer all future business to Ward and Smith, PA
- Brooke Baughn will take over as Community Manager effective March 15<sup>th</sup>. She should be included in all emails beginning immediately

### Architectural Control Committee Report

Dick Turner reported:

- A building application has been approved for a new property on Neuchatel Court. Work has commenced
- A prospective property owner for a property on St. Gallen Court inquired as to whether he could install an Invisible Fence on Association property. The following motion was approved by the Board:  
MOTION to allow said buyer to install an Invisible Fence in the easement area of that lot provided that the fencing contractor provide a certificate of comprehensive insurance and workman's compensation insurance

### Buildings & Grounds Committee Report

- Joe Kelly discussed proposals he received from Barnhill and S.J. Wooten for repaving the road leading into Taberna Landing. During the discussion it was reported that there was once the possibility for the City to take over responsibility for this private road. Action on these bids was postponed until Joe pursues whether this is indeed a possibility
- Upon his research with the City, Joe reported that the City agrees to fix the swale on Taberna Way west of Taberna Circle if the THOA will pay for the grass. Joe will find out what this would cost and present it to the Board for consideration
- A request was submitted from a property owner in Sellhorn whose property backs up to a landlocked piece of THOA property. He is clearing his backyard and wants to know if he can clear some THOA property as well. The following motion was approved by the Board:  
MOTION to deny the request to clear any property belonging to the THOA

### Finance Committee Report

- The following was motion approved by the Board:  
MOTION to approve new Finance Committee members as follows: Bill Johnson, Tom Morton and Dan Walczak
- The committee met on February 14<sup>th</sup> at which time Paul Tracewell brought them up-to-date on all issues regarding the treasury
- The committee approved the December financials

### Naturpark Committee

Ren Klawson presented the results of three bids for building the additional walkway along the Naturpark trail. The costs were \$2,700, \$4,475 and \$9,000. In order to take advantage of the lowest bid he presented the following three proposals regarding the hiring of contractors without Workman's Compensation insurance:

- Have our attorney confirm the Insurance Center commercial department interpretation that the THOA is not liable for damages as the NC statues only require comp insurance for businesses with 3 or more employees
- Consider an annual THOA purchase of comp & liability insurance for good contractors w/o insurance, etc.
- Consider working uninsured contractors through CAS as they already carry workman's comp and liability insurance

While the Board consensus is that all workers on THOA managed properties be properly insured it was determined that this issue be tabled until the March meeting in order to give Brooke Baughn and Joe Kelly time to pursue additional options for moving ahead with this construction

### Special Orders

Jim Dugan presented an updated list of Board of Directors, Officers, & Committees which included the new members of the Finance Committee. The following motion was approved by the Board:

MOTION to approve the updated list of Board of Directors, Officers, & Committees as presented

### Unfinished Business

- An order for additional keys to the filing cabinets in the THOA office is on hold until serial numbers are located. These numbers were located and the order will be placed
- CAS, Inc. has agreed to do business with THOA solely in the name of CAS, Inc. The following as approved by the Board:

MOTION to have all contracts with CAS in the name of CAS, Inc. and not CAS Resort


### Announcements

The next meeting is scheduled for 3:00 p.m. Tuesday, March 26, 2013.

### Adjournment

The meeting was adjourned at 5:35 p.m.

Approved by the Board of Directors:

Submitted by:   
Louise Vondran, Secretary

Date: 3-26-13

Approved by:   
James Dugan, President

Date: FEBRUARY 2013



**Taberna Master Home Owners Association, Inc.**

**Monthly Board of Directors Meeting**

**February 26, 2013**

**Agenda**

- Call to order:** James Dugan, President
- Roll call of members present:** Louise Vondran, Secretary
- Establish a quorum
- Introduction of others present
- Minutes of last meeting:** Louise Vondran, Secretary
- Officer and Community Manager reports:**
- Treasurer's Report Paul Tracewell, Treasurer
- Manager's Report Katie Patnode, Community Manager
- Covenant enforcement activity
  - Status of liens, judgments, and payments
  - Law Firm & Collections Agent Discussion Ward & Smith: Alex Dale, Eric
- Committee reports:**
- Architectural Control Committee Richard Turner, Chair
- Building and Grounds Committee Joe Kelly, Chair
- Taberna Landing Roadwork
- Finance Committee Craig Baader, Chair
- Naturpark Committee Ren Klawson, Chair
- Boardwalk Project
- Special orders – (Important business previously designated for consideration at this meeting):**
- Committee Members and Chairs – adding members to Finance Committee
- Unfinished business:**
- Management corporation name as listed on contract and insurance documents
- New business:**
- Board response to Taberna social (as opposed to board business) questions/requests
- Announcements:**
- Confirm Next Meeting: 3:00 pm, Tuesday, March 26, 2013
- Adjournment:**



Taberna Master Home Owners Association Inc.  
P.O. Box 3308  
New Bern, NC 28564-3308

**TABERNA HOA 2013  
BOARD OF DIRECTORS, OFFICERS, AND COMMITTEES**

**Board of Directors and Officers:**

James Dugan, President 637-5314  
Gene Sharer, Vice-Pres 301-651-9508  
Louise Vondran, Sec 633-3192  
Paul Tracewell, Treasurer 638-5439  
Nick D'Alessandro, Asst Sec 637-3550  
Craig Baader, Asst Treas 410-627-3152  
Joe Kelly, At Large 636-6535

**Adjudicatory Panel:**

Bryan Scoggins, Chair 636-9997  
Frank McKee 638-4686  
Monte Starr 288-5531

**Architectural Control Committee:**

Richard Turner, Chair 634-3404  
Jerry Willard, Vice Chair 635-9474  
Charles Dannemann 634-1648  
Steve Harman 638-3623  
Deb Willard 635-9474

**Building & Grounds Committee:**

Joe Kelly, Chair 636-6535  
Ron McCausland 636-5839  
Bob Livingston 636-1465  
Bill Rounds 635-9247  
Phil Weller 636-3950

**Community Manager:**

Katie Patnode 877-420-9320, ext 1301

**Crime Watch Committee:**

Sue McCarthy, Chair 672-4449

**Finance Committee:**

Craig Baader, Chair 410-627-3152  
Bill Johnson 638-5093  
Tom Morton 638-8880  
Gary Thirkell 637-4067  
Dan Walczak 288-5541

**Flag Committee:**

Glen Killian 635-3157

**Naturpark Committee:**

Ren Klawson, Chair 634-2323  
Bob Carnes 634-3570  
Jim Gruenebaum 637-3583  
Bart Rovins 634-9757  
Betty Rovins 634-9757  
Tom Watson 634-1783

**Website Administrator:**

Russ Packard 638-6207

**Wetlands Management Committee:**

Betty Rovins 634-9757

**Communities**

**Abbingtton Woods:**

Don Loudin 636-2913  
Beverly Robertson n/a  
Mike Tully 633-3023

**Boleyn Creek Villas:**

Jim Wilson 636-5164  
Paul White 638-5275  
Jay Valentine 672-0020

**One Taberna Way:**

Robert Lande, Chair 215-630-3447  
Bill Bradbury 637-2827  
Donna Clayton 634-2640  
Fred Elsner 637-3742

**Taberna Landings:**

Tim Klaumann (Contact) 636-1487

Updated 02/25/2013



## January Minutes – 2013

Minutes of Board of Directors Meeting  
Taberna Master Homeowners Association, Inc.  
January 22, 2013

### Board Members Attending

James Dugan	President
Gene Sharer	Vice-President
Paul Tracewell	Treasurer
Craig Baader	Asst. Treasurer
Louise Vondran	Secretary
Nick D'Alessandro	Asst. Secretary
Joe Kelly	Member at Large

### Committee Members Attending

Dick Turner
Ren Klawson
Joe Kelly

### CAS Attending

Katie Patnode	Community Manager
Brooke Baughn	

### Call to Order

The meeting was called to order at 3:00 p.m. by James Dugan, President.

### Roll Call of Members Present

- A roll call conducted by Louise Vondran determined that a quorum was present
- Katie Patnode introduced Brooke Baughn who is to be her replacement as Taberna Community Manager. This transition is expected to take effect around March 15<sup>th</sup>. All contact will remain with Katie until this transition is completed

### Minutes Review/Approval

There were no objections or corrections to the December minutes. The minutes were approved as emailed by Louise Vondran on January 19th. A copy of these minutes will be signed at the February meeting.

### Treasurer's Report

Paul Tracewell presented the following:

- Corrections relating to prepaids and mis-labeling of the Taberna Master Income Statement were communicated to CAS. Upon correction these reports are to be reviewed and approved by the Finance Committee
- A report of Account Balances as of 12/31/12 was reviewed in detail
- There was a request that CAS provide more detail regarding CD rates
- The following motion was approved by the Board:  
MOTION to allow the Treasurer to transfer monies between accounts at his discretion

- There was a problem of overbilling of dues for One Taberna Way. The following motion was approved by the Board:  
MOTION to reimburse One Taberna Way homeowners \$25.00 for dues overpayment
- The Naturpark Committee recommended that the life of the canoes be extended by 5 years. The following motion was approved by the Board:  
MOTION to extend the life of the canoes from 2013 to 2018 and adjust the Reserve Analysis accordingly

### Manager's Report

Katie Patnode reported:

- There are currently 18 active covenant violations
- Six liens are active
- Monies due on the Nyon Court property are expected immediately in the previously agreed upon amount
- The following motion was approved by the Board:  
MOTION to have assets checked on two property owners significantly delinquent in dues to determine if enough resources are available for further action.  
Specific details are noted in the confidential Executive Attachment to these minutes

Paul Tracewell requested that CAS submit Articles of Incorporation for both CAS Management and CAS Resorts

### Architectural Control Committee Report

Dick Turner reported:

- Shrubs need to have the voids filled in on Emmen Road
- A path forward was suggested to handle the issue with the shed on Ticino Court. If accepted by the homeowner, the necessary paperwork would then have to be submitted for approval by the Committee
- A builder's request submitted for a variance setback for a proposed new home on Taberna Circle was denied by the ACC

### Buildings & Grounds Committee Report

- Joe Kelly reported that bidding on the Taberna Landing roadway has been postponed until the end of February
- Road repairs for Boleyn Creek will be looked into to determine if they should be bid on concurrently with the Taberna Landing project
- Joe Kelly will pursue having the City handle the installation of a french drain as a possible solution to the repeated destruction occurring on Taberna Way
- Bids for the replacement of trees on Emmen Road were presented. The following motion was approved by the Board:  
MOTION to replace two trees on Emmen Rd. at a cost of \$320 each and fund this out of the Community Beautification budget



### Finance Committee Report

- The committee will initiate a recruiting campaign as there currently are only two members
- The committee will review the necessity to adjust the life of exterior painting requirements from every 15 years to every 7-10 years in the OTW reserve analysis
- There will also be a review to determine any requirements for drainage improvements/repairs throughout the community
- Procedures will be developed for requesting reimbursement for committee expenditures

### Naturpark Committee

Ren Klawson presented a proposal to build an additional walkway deep in the Naturpark trail. The proposal lacked sufficient verification of insurance coverage. CAS will provide the name of an alternate subcontractor.

### Crime Watch Committee

Jim Dugan reported that the Crime Watch Committee will be meeting on Thursday, January 24<sup>th</sup>. A report of this meeting will be forthcoming to the Board at the February meeting.

### Special Orders

Jim Dugan presented a final copy of the list of Board of Directors, Officers, & Committees. The following motion was approved by the Board:

MOTION to approve the list of Board of Directors, Officers, & Committees as presented

### Unfinished Business

- Keys to the filing cabinets in the THOA office have been located. Louise Vondran will make two additional sets, one for the Architectural Control Committee and one for the Finance Committee. The originals will be maintained by the Secretary
- All Board members currently have a key to the THOA office

### New Business

The following motion was approved by the Board:

MOTION to properly dispose of the old photo copier, fax machine and phone

### Announcements

The next meeting is scheduled for 3:00 p.m. Tuesday, February 26, 2013.

### Adjournment

The meeting was adjourned at 5:10 p.m.

Approved by the Board of Directors:

Submitted by: \_\_\_\_\_  
Louise Vondran, Secretary

Approved by: \_\_\_\_\_  
James Dugan, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Att: Confidential Executive Summary

**CONFIDENTIAL EXECUTIVE SUMMARY**

**Taberna Master Homeowners Association, Inc.**

**Minutes of Board of Directors Meeting**

**January 22, 2013**

Regarding the Manager's Report, page 2, of the Board of Directors Meeting held on January 22, 2013, assets of the following persons who are delinquent in dues in excess of \$2500 will be researched to determine the viability of further legal pursuit:

- Anderson
- Lamm

## Violations Report - 2/25/13

Address	Owner Name	Summary	Create Date	CCR Code	Active
<b>BIEL LANE</b>					
110 BIEL LANE	JOSEPH RAUN	Trash Recepticles	1/15/2013	002	YES
<b>FRIBURG ROAD</b>					
118 FRIBURG ROAD	JAMES M RUSSO	Boats, Trailers, etc.	1/15/2013	001	YES
<b>LIESTAL LANE</b>					
106 LIESTAL LANE	STEPHEN & NANCY PRZYBYLKO	Boats, Trailers, etc.	1/15/2013	001	YES
<b>NEUCHATEL COURT</b>					
211 NEUCHATEL COURT	LEE & DIANE DUNN	Property maintenance	1/15/2013	006	YES
<b>NEUCHATEL ROAD</b>					
324 NEUCHATEL ROAD	CAESAR BUTLER	Boats, Trailers, etc.	12/21/2012	001	YES
328 NEUCHATEL ROAD	ERICA A. WINKLEY	Trash Recepticles	1/15/2013	002	YES
<b>NYDEGG ROAD</b>					
206 NYDEGG ROAD	QIAN TONG ZHONG	Basketball, Picnic Bench, Yard	1/16/2012		YES
206 NYDEGG ROAD	QIAN TONG ZHONG	Basketball Goal and Picnic Table	2/10/2012	003	YES
206 NYDEGG ROAD	QIAN TONG ZHONG	Yard Maintenance	4/3/2012	005	YES
206 NYDEGG ROAD	QIAN TONG ZHONG	Yard Maintenance	7/16/2012	005	YES
206 NYDEGG ROAD	QIAN TONG ZHONG	Yard Maintenance	8/1/2012	005	YES
206 NYDEGG ROAD	QIAN TONG ZHONG	Yard Maintenance	8/31/2012	005	YES
<b>NYON ROAD</b>					
107 NYON ROAD	RAY & FRAN UNSER	Boats, Trailers, etc.	1/15/2013	001	YES
113 NYON ROAD	ALFONSO & ELANA SUNSERI	Boats, Trailers, etc.	1/15/2013	001	YES
<b>TICINO COURT</b>					
223 TICINO COURT	ROGER LEONARD STRAND	Outhouse building	1/10/2013		YES
<b>USTER COURT</b>					
102 USTER COURT	JON & SARA WILSON	Trash Recepticles	1/15/2013	002	YES
108 USTER COURT	KARL KINGRY	Trash Recepticles	1/15/2013	002	YES
<b>VALAIS COURT</b>					
110 VALAIS COURT	JOHAOC ASSET GROUP LLC	Trash Recepticles	1/15/2013	002	YES



**WORK ORDER**

Date: February 25th, 2013

Salesperson: William Hickman

SHIP TO:

BILL TO:

Taberna POA  
c/o Ren Klawson  
New Bern, NC

Same

QTY	DESCRIPTION	PRICE	AMOUNT
	<p><b>Taberna Naturpark Wetlands Walkway</b></p> <p>Build and install wooden walkway in the Taberna Naturpark Wetlands.</p> <p>Walkway will 70 ft. long x 3 ft. wide</p> <p>Use the following materials:</p> <p>2x6 treated wooden planks 4x4 treated supports Galvanized spiral nails</p> <p>*Estimate is subject to a full site review by Carolina Creations</p>		
	<p><b>Acceptance of Proposal</b> - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>	<b>Total</b>	<b>\$9,000.00</b>

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

**TREASURER'S REPORT**

**BOARD MEETING – February 26, 2013**

**OPERATING REPORTS:** 1/31/13 Operating reports were submitted by CAS to all board members for review. These reports have been submitted to the Finance Committee for their review and approval. Corrections relating to prepays were communicated to CAS by the Treasurer. A recap of the Income Statement is attached for your review.

Comments regarding Operating reports:

**Expenses:**

Taberna Master – Expenses exceeded budget due to a landscaper payment being made before it was budgeted and the \$8000 transfer to the Emergency fund was done on the January books although not budgeted until later in the year. This transfer was not posted by the bank until February 15<sup>th</sup>. These expenses should balance out as the year progresses.

Taberna Landing – A \$525.00 payment made to landscaper that was not budgeted until March.

**Accounts Receivable:**

- Taberna Master – 39,381.01 – Prior Year(s) - 5595.86 (5 accts. at Attorney - \$7017.65)
- Abb. Woods - 4,353.00 - Prior Year(s) - 775.00
- Boleyn Creek - 2,470.00 - Prior Year(s) - 690.00
- O.T.W. - 4,365.00 - Prior Year(s) - 3105.00 (1 acct. at Attorney - \$3575.00)
- Tab. Landing - 540.00 - Prior Year(s) - 270.00 (Paid in February)

<b>Total</b>	<b>51,109.01</b>	<b>10,435.86</b>
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<b>Accts. Rec. @ 1/31/12 – 38,858.00</b>	<b>5,990.50</b>
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**Collections to date in February – 17,792**

**BANK ACCOUNTS:** See attached financial report for account balances as of 1/31/13. Alliance Financial Services (Bank of Nevada) is the primary operating account – North State Bank holds operating CD's for Taberna Master and reserve accounts for the master and all sub communities except Taberna Landing. BB&T holds reserve CD's for OTW & Taberna Landing. New reserve CD's have been purchased through Vantage South Bank. Money market balances in Scott & Stringfellow accounts will be transferred to the Alliance Bank reserve accounts during March. The market CD's at S&S will be converted as they mature. Taberna landing reserve

balances will remain in money market funds due to the planned repaving this spring. An additional money market account was opened at Alliance for the excess money in the operating account to provide some additional interest. Money will be transferred back to the operating account during the year as need to meet obligations. As of 2/22/13 all individual bank balances were under the \$250,000 FDIC insured amount. All of Taberna's investments are in FDIC insured CD's or money market accounts.

**BANK RECONCILEMENT:** See attached reconciliation of bank balances to ledger balances as of 1/31/13.

**EMERGENCY FUND:** With the 8,000 transfer to the emergency fund, the balance now stands at 42,063. The remaining 8,000 is scheduled for the 2014 budget. This will bring the fund back to the established goal of 50,000.

**HOA INVOICES:** As of 2/26/13, all invoices have been submitted to CAS for processing.

**PAYMENT AUTHORIZATION PROCEDURES:** Finance committee is reviewing and will recommend form and authorization level for reimbursement of expenses.

**INSURANCE CERTIFICATES** – CAS has obtained current insurance certificates for all landscape contractors. Copies are on file at HOA office.

THOA BANK ACCTS.	INSTITUTION	TYPE ACCT.	MASTER	EMERG.	AB. WOODS	B. CREEK	O.T.W.	T. LANDING	TOTAL
1/31/2013									
	ALLIANCE FINANCIAL	OPERATING	\$169,482.23	\$0.00	\$19,110.63	\$5,594.65	\$5,453.29	\$1,743.16	\$201,383.96
	LESS OUTSTANDING CHECKS	OPERATING	(\$400.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$525.00)	(\$925.00)
	LESS TRANSFER TO RESERVES		(\$8,984.25)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,984.25)
	NORTH STATE BANK	OPERATING	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
	SMARTSTREET	OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>TOTAL OPERATING</b>		<b>\$220,097.98</b>	<b>\$0.00</b>	<b>\$19,110.63</b>	<b>\$5,594.65</b>	<b>\$5,453.29</b>	<b>\$1,218.16</b>	<b>\$251,474.71</b>
	UNION BANK(SMARTSTREET) MM	RESERVE	\$1.06	\$0.45	\$0.27	\$0.03	\$0.73	\$0.91	\$3.45
	BB&T	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$8,836.50	\$5,163.33	\$13,999.83
	NORTH STATE BANK	RESERVE	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$106,500.00
	SCOTT & STRINGFELLOW	RESERVE	\$49,656.03	\$11,111.17	\$10,112.22	\$4,033.16	\$30,205.84	\$3,016.50	\$108,134.92
	LESS UNREALIZED GAIN	RESERVE	(\$92.67)	(\$20.26)	(\$24.67)	(\$8.00)	(\$84.56)	(\$10.45)	(\$240.61)
	ALLIANCE FINANCIAL	RESERVE	\$18,721.25	\$7,971.39	\$4,728.99	\$666.53	\$13,320.00	\$15,969.97	\$61,378.13
	ALLIANCE FINANCIAL- IN TRANSIT	RESERVE	\$984.25	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,984.25
	<b>TOTAL RESERVES</b>		<b>\$129,269.92</b>	<b>\$42,062.75</b>	<b>\$24,816.81</b>	<b>\$6,191.72</b>	<b>\$72,278.51</b>	<b>\$24,140.26</b>	<b>\$298,759.97</b>
	<b>TOTAL FUNDS</b>		<b>\$349,367.90</b>	<b>\$42,062.75</b>	<b>\$43,927.44</b>	<b>\$11,786.37</b>	<b>\$77,731.80</b>	<b>\$25,358.42</b>	<b>\$550,234.68</b>
2013	LEDGER VS. BANK BAL								
JAN.		TABERNA	ABBINGTON	BOLEYN	ONE TABERNA	TABERNA		TOTALS	
		MASTER	WOODS	CREEK	WAY	LANDING			
	BEGINNING LEDGER BAL.	\$161,049.16	\$15,602.15	\$4,180.63	\$3,813.32	\$1,168.51		\$185,813.77	
	REVENUE	\$94,349.92	\$7,423.94	\$2,935.91	\$3,750.44	\$1,000.13		\$109,460.34	
	EXPENSES	(\$35,301.10)	(\$3,915.46)	(\$1,521.89)	(\$2,110.47)	(\$950.48)		(\$43,799.40)	
	ENDING LEDGER BALANCE	\$220,097.98	\$18,110.63	\$5,594.65	\$5,453.29	\$1,218.16		\$251,474.71	
	NORTH STATE BANK	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00		\$60,000.00	
	ALLIANCE BANK	\$169,482.23	\$19,110.63	\$5,594.65	\$5,453.29	\$1,743.16		\$201,383.96	
	DEPOSITS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	LESS OUTSTANDING CKS.	(\$400.00)	\$0.00	\$0.00	\$0.00	(\$525.00)		(\$925.00)	
	TRANSFERS IN TRANSIT	(\$8,984.25)	\$0.00	\$0.00	\$0.00	\$0.00		(\$8,984.25)	
	ENDING BANK BALANCE	\$220,097.98	\$18,110.63	\$5,594.65	\$5,453.29	\$1,218.16		\$251,474.71	



<b>INCOME STATEMENT YTD</b>	<b>1/31/2013</b>	<b>MASTER</b>	<b>AB.WOODS</b>	<b>B.CREEK</b>	<b>O.T.W.</b>	<b>T.LANDING</b>	<b>TOTAL</b>
TOTAL REVENUE		\$214,572.42	\$12,701.44	\$4,760.41	\$7,260.44	\$1,520.13	\$240,814.84
BUDGETED REVENUE		\$211,681.66	\$12,400.00	\$4,600.00	\$7,200.00	\$1,500.00	\$237,381.66
TOTAL EXPENSES		\$30,358.94	\$3,915.46	\$1,441.39	\$2,110.47	\$950.48	\$38,776.74
BUDGETED EXPENSES		\$22,291.21	\$4,121.67	\$1,522.16	\$2,150.17	\$489.16	\$30,574.37
NET INCOME/(LOSS)		\$184,213.48	\$8,785.98	\$3,319.02	\$5,149.97	\$569.65	\$202,038.10
ACCTS. RECEIVABLE OUTSTANDING (INCLUDES LATE FEES)	<b>1/31/2013</b>	\$39,381.01	\$4,353.00	\$2,470.00	\$4,365.00	\$540.00	\$51,109.01
ACTUAL NET INCOME/(LOSS)		\$144,832.47	\$4,432.98	\$849.02	\$784.97	\$29.65	\$150,929.09



## Bob and Louise

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**From:** Jim Dugan <jimdugan@embarqmail.com>  
**Sent:** Wednesday, February 27, 2013 11:30 AM  
**To:** Craig Baader; Gene Sharer; Joe Kelly; Louise Vondran; nick dalessandro; Paul Tracewell  
**Subject:** FW: Walkway Project THOA Meeting 2-26

Board,

We were running over on time last night, so I skipped a couple of items:

1. Crime Watch Committee completed their update of Area Captains and the update has been posted on the Taberna website.
2. Katie had a request for the HOA owner list and updates by the Garden Club. Since that club is not an HOA committee, she turned down the request due to the confidentiality of the listing.

I found a copy of the Wetlands Map Approved by the NC Environmental Management Commission (NCEMC) Division of Water Quality on Nov 19, 2007. The Taberna Stormwater Permit is No. SW7070422. (I think the HOA copy of the permit is in the office files.) The map simply shows Zone A-6 (obviously the wetlands), Zone B (very small fringe area), Zone C (areas bordering wetlands), and unzoned (high ground). It is the same map as the "Enlargement and Interpretation of the Flood Insurance Rate Map dated Mar 01, 2001 (this is probably one of the maps on the rack in the office). I have not been able to identify the zone code, but assume A identifies wetlands and 6 is the type of wetlands.

We discussed a policy for Reimbursable Expenses, but did not reach any conclusion. The motion and details should come from the Finance Committee and Treasurer. My suggestion is that it include an explanation "reimbursable expense for purchases required for committee related operations", a cap dollar figure such as "for less than \$200", and how to go over the cap "any greater expense as pre-authorized by the board". For example – 1. The whistles (sound producing devices required by Federal and State law) or occasional replacement of a paddle or two for the Canoes –straight reimbursement. 2. Replacement of all the paddles or life jackets at the same time – prior approval. Also that no reimbursement be for contracted work as contracts need to be authorized and paid by the association.

I received the following email from Ren Klawson and am sharing with the Board.

In response, we need to add to the agenda for the next meeting that the board discuss a policy that would prevent similar problems in the future (and resolve this one). My thoughts on a policy is to authorize B&G, with assistance from our community manager, to handle the contract for any construction project proposed by a committee and approved by the board, especially if the project will be turned over to B&G to maintain.

Jim

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**From:** Ren Klawson [<mailto:srklaw@embarqmail.com>]  
**Sent:** Wednesday, February 27, 2013 9:13 AM  
**To:** Jim Dugan  
**Subject:** Walkway Project THOA Meeting 2-26

Jim:

I'm not sure the 3 proposals I made yesterday were recorded. They were:

The Insurance Center commercial department indicates the THOA is not liable as the NC statues only require comp insurance for 3 or more employees. We should have our lawyer confirm.

The THOA should consider the annual purchase of comp & liability if they have good contractors w/o insurance etc. Approx cost \$1500 and would easily be paid back with lower bids. Our current insurance may already have the liability covered reducing the costs to 1k.

Consider working these contractors through CAS as they already carry that insurance.

Further if B&G gets quotes my preference would be that they carry through and oversee the work etc. as Joe would not reveal who he had in mind or pass their names on for Naturpark followup. I assume Mr. Kelly would not profit from using any of his subs

I could not find Louise Vondran or I believe her husband Duffy in the directory. Could you pass this on for inclusion in the minutes where appropriate.

Ren