



February 2014
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
February 25, 2014

Board Members Attending

Gene Sharer	President
Louise Vondran	Vice-President
Jean Hanson	Secretary
Billy Gent	Asst Treasurer
Joe Kelly	Member at Large

Committee Members Attending

Joe Kelly
Dick Turner

CAS
Brooke Baughn, Community Manager

Not in Attendance

Craig Baader
Kristie Miles

Call to Order

The meeting was called to order at 3:00 pm by Gene Sharer, President.

Establish Quorum

Jean Hanson determined that a quorum was present.

Minutes Review/Approval

The January minutes were approved as distributed.

Packard Letter

The Board confirmed that they unanimously agreed to send a letter to Russ Packard regarding wetland management. The letter was sent February 11, 2014. It was agreed that Mr. Packard can match the way the golf course trims the wetlands.

Architectural Control Committee Report

Dick Turner reported the following:

- Three change requests were submitted and approved, two for tree removals and one for a fence construction.
- There is a proposed new construction on Mellen Road.

Building and Grounds Committee

- An email was received from a Mellen Road homeowner. Shrubs on his property were damaged from a car accident. He asked what responsibility the HOA had to replace the shrubs. It was agreed that since the shrubs were on the city right of way, it was not a HOA issue.

- One Taberna Way (OTW)
 - A homeowner had a freeze board repaired on his OTW house. He had contacted the HOA requesting the repair but he didn't feel it was taken care of quick enough so he got his own repairman. There was some discussion whether or not this bill had been approved and paid. CAS was asked to check if the invoice for \$160 has been paid.
 - A payment for \$160 was approved at the January Board Meeting and a check was sent out on January 30.
 - Another OTW homeowner wants to get another contractor to work on the fungus patch in her yard. This request was denied; it should be taken care of by Leonard as part of the landscape contract.
 - A homeowner has a drainage issue he would like to repair. The request was not approved. He must go through the HOA.
 - Some OTW homeowners have been getting contractors to do some repair work on the outside of their homes. CAS will send a letter to all OTW homeowners saying that they cannot get their own contractors for outside repair except for doors and windows. They must go through the HOA for all other repairs.
 - Pinestraw for OTW – Gene Sharer will give Joe Kelly the name of another pinestraw contractor who may provide and lay pinestraw cheaper than Leonard. If we can get the pinestraw cheaper, we may go with another contractor.
 - A driveway in OTW and a crack in the rear wall of a residence need to be repaired. There is money in the budget for these repairs.
 - It was asked how often Leonard should blow and clean debris at OTW. The contract said it should be done after mowing and at least once a month (preferably more) during the winter months.
 - The Architectural Control Committee is responsible for fences and satellite dishes for OTW; the Building and Grounds Committee is responsible for maintenance (painting, outside repair).
- Joe Kelly would like to know how much money is available for non-contractual work. He was told to go to the Treasurer to see if money is allocated for the work. Brooke Baughn will ask Craig Baader how much money is available for the pinestraw, driveway and outside wall repair.

Finance Committee

- There were minor variations from the budget.
- The committee will meet every 6-8 weeks.
- They discussed the change of law firms for delinquent accounts.

Treasurer's Report

- CAS did an analysis of a specific task that was done by Ward and Smith, the law firm we are currently using. Criage & Fox would have been much less expensive for this task. Brooke Baughn does not think we need an agreement for Criage and Fox to do work for us but she will confirm this. We do need to decide which files to transfer to them. It

was decided Criage & Fox should do the smaller tasks; Ward and Smith will do the larger tasks. Louise asked if we have to pay a file transfer fee. Brooke does not think Criage & Fox will charge to transfer the files but will find out if Ward and Smith will charge a fee. Once we know what needs to be done, the Board will review for final approval.

- Bonnie Broadway from Criage & Fox will hold a seminar on the collection process on March 15. If a Board member would like to attend, contact Brooke Baughn and she will give him/her the registration paperwork.

Vice President Report

- The revised Directory was released for printing Feb 18. It takes about 10 business days and will be delivered by the Sun Journal. The Welcome Committee will get most of the extras. Other copies will be held at the Shopper. Tom Watson is the current contact for any changes. We will need to determine who will be responsible for the 2015 Directory. It will be the Board's responsibility not CAS'. Brooke Baughn was asked to give John Stone our thanks for agreeing to pay for the reprint of the 2014 Directory. We need to set up a procedure to forward all homeowner move information to CAS.
- A homeowner would like to purchase an additional concrete bench to put on the loop near the corner of Taberna Way and Taberna Circle. The homeowner will contact Joe Kelly for information on where to get a bench and where it can be placed.
- Trash containers around loop – This was discussed earlier but still needs to be done.
- Taberna Imaging – The Board needs to find a replacement for Kristie Miles to work with Louise Vondran on this project. Someone with technical savvy is needed. Does not need to be a Board member. More than one person may be needed.
- The Welcome Committee has received the names of the 32 people who moved into Taberna last year and will contact them.
 - It was asked how many renters and how many military families live here. Louise Vondran said a community questionnaire that will be sent out as part of the imaging project will include this information.
- The Board just learned that maybe homeowners should be contacting CAS Customer Service with any questions/complaints. Customer Service would then contact the appropriate person within CAS. If this turns out to be the case, all paperwork which says to contact Brooke Baughn would need to be changed to contact CAS Customer Service. Louise will investigate this issue further and report back to the Board.

Manager's Report

- The Delinquency Report is getting shorter.
- The dish issue still has not been resolved.
- Joe Kelly wants no reports on trash can violations left out on Monday or Tuesday. He would like pictures of trash containers that are in view from the street.
- Mildew checks on homes will begin with the second inspection in March or the first one in April.
- A majority of the violations have been taken care of. Boat/trailers have been moved.

- Joe Kelly thinks letters should be sent to those who park cars on the grass. He feels that just because he doesn't see it when he goes to check, the resident may still be parking on the grass.
- No hearings have been set for this month.

President's Comments

- We received a plan from the city for upcoming street maintenance. It was not what we expected. We need to do more about this issue.
- Committee Reports - Monthly reports will not be asked for at this time.

New Business

- Two residents have asked about yard sales, possibly one day for the entire community, maybe in the park with residents buying tables.
 - The Board feels that it is in the covenants that yard sales are not allowed. They also feel it will bring more problems such as parking and traffic. Craig Baader will contact these residents and let them know the Board's decision.
- Wetlands Committee
 - A motion was given and seconded that the Wetlands Committee be dissolved. It was felt that it was no longer needed.
- Flood control inspections were discussed but decided that at this time it was not needed.
- Kristie Miles will be moving in March. Since she did not attend the meeting and we do not have a letter from her specifying her resignation, her resignation will be put on hold. We will need to replace her to maintain the seven member board that is required. Board members will try to find a new member.

Announcements

The next meeting will be Tuesday, March 25, 2014, 3:00 pm.

Adjournment

The meeting was adjourned at 4:30 pm.

Approved by the Board of Directors:

Submitted by: Jean Hanson
Jean Hanson, Secretary

Date: 3/25/14

Approved by: Gene Sharer
Gene Sharer, President

Date: 3/25/14

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Jean Hanson, Secretary

Approved by: _____
Gene Sharer, President

Date: 3/25/14

Date: _____



Taberna Master Homeowners Association, Inc.

Monthly Board of Directors Meeting

Tuesday, February 25, 2014

Agenda

Call to Order	Gene Sharer
Establish Quorum	Jean Hanson
Approval of January 28, 2014 Minutes	Jean Hanson
Confirmation of Unanimous Consent [Packard Letter of February 11, 2014]	
Officer's Reports	
Vice President Report	Louise Vondran
Treasurer Report	Craig Baader
Committee Reports	
Architectural Control	Dick Turner
Building & Grounds	Joe Kelly
Finance	Bill Gent
Others	as needed
Manager's Report	Brooke Baughn
Property Owner Settlement status	
Lien Status	
Covenant Violations	
Adjudication Committee Schedule	
President's Comments	Gene Sharer
Roadway/City Streets	
Committee Reports	
Old Business (not previously covered)	
Action Items from previous meeting	Gene Sharer
New Business	
Law Firm Analysis	Craig Baader
Wetlands Committee Dissolution	Gene Sharer
Kristie Miles resignation	Gene Sharer/Kristie Miles
Next Meeting	3:00 PM March 25, 2014
Adjourn	



Taberna Master Homeowners Association

February 11, 2014

Russell &. Andrea Packard

by Email

124 Friburg Road

New Bern, NC 28562

Re: 404 Wetland Management, Lot 395 & your letter, same subject dated 1/31/2014

Mr. and Mrs. Packard:

I am obliged to respond to your January 31, 2014 letter with mixed feelings but with a firm belief that the wetlands trimming done initially was not in conformance with the intent of the wetlands covenants. Notwithstanding that statement, the HOA Board find that the assertions in your letter do have merit and should be considered. Therefore, I will detail our observations and considerations based on past events and actions (or lack thereof).

As you suggest in your most recent letter, we've now discussed this matter at length with three past presidents of the HOA and with the long term ACC chairman. To further ensure that we had a complete understanding of the issue and its history, we also met with the Taberna Country Club assistant superintendent and the general manager to obtain their insight given the assistant superintendent's extended tenure at Taberna CC.

Each of the past presidents and the ACC chairman concurred that the extensive clearing within the 404 wetlands between your home and the 13th green complex was performed without formal HOA Board or ACC approval. One could conclude that the task was performed with the implied consent of these bodies since no action was taken to prohibit the clearing action when it was done on numerous occasions over the past decade or so.


During our discussion with the assistant superintendent, he confirmed your assertion that the extensive clearing performed approximately 2½ years ago was not the first time that this was done in this section of the wetlands. He informed us that it had been done approximately every 3 to 4 years in a broad area adjacent to the 13th green that included the section of wetlands between your home and the green complex to increase the airflow required to sustain the agronomic health of the green. As an aside, we have concluded that this issue surfaced several years ago when the wetlands between your home and the green complex was cleared along with the patch of pines between the 13th green and the 16th tee and there was little clearing effort (if any) of the wetlands section to the NW and directly behind your home. This created a stark contrast within the wetlands on the approach and immediately adjacent to the green - the basis of the majority of the complaints received by and to Board members.

The TCC general manager told us that the TCC superintendent wants to reduce the density of the wetlands to the North – Northwest side of the 13th green to increase the air flow for agronomic purposes, an action which is obviously consistent with the actions taken by the grounds crews in the past. Fortunately, their plans work in concert with our plan moving forward and the written authorization that is provided by the Board and the ACC.

I respond to each of the issues raised in the referenced letter:

- 1) Although all 404 wetlands fall under the regulatory control of the Army Corps of Engineers and related State and/or County regulatory agencies, the Taberna Master HOA (“TMHOA”) Board of Directors is responsible for ensuring that the regulatory provisions are met. The TMHOA has the authority to impose additional guidelines/restrictions to ensure that any actions taken are in keeping with the objectives and best interest of the Taberna community. Multiple legal opinions have been obtained re-affirming the TMHOA’s authority.
- 2) We have affirmed your assertion that the wetlands in question have been trimmed to some level for the past decade, although the frequency and inconsistency of the trimming efforts seem to be at the root of the concerns raised by the community and Board members.
- 3) With respect to your assertion that lot 395 was presented as a golf course view, we have reviewed all available documentation and plats and conferred with the ACC chairman along with other sources knowledgeable about the development plan. There is nothing to support your claim that this lot should be considered a golf course view as it is part of the Taberna Phase V development of which no lots were designated “golf course lots”. It was affirmed by a review of the plot plans that none of the properties within the phase under which your home was developed were identified or planned as such and therefore should not be advertised as such.
- 4) Going forward, the Board hereby authorizes the selective trimming of the 404 wetlands between your property and the 13th green complex. However, the scope of the trimming effort must be consistent with the TCC density reduction effort in the immediately adjacent wetlands. This approach should provide the remedy you seek as well as ensure the health of the TCC 13th green and remedy the stark contrast which concerned a number of TCC members and property owners. We ask that you adhere to the procedures outlined in the covenants and the rules prior to doing such trimming to gain ACC approval for the work.

Respectfully,


/s/ Gene Sharer
Gene Sharer, President
Taberna Homeowners Association

Russell & Andrea Packard
124 Friburg Rd.
New Bern, NC 28562

January 31, 2014

Mr. Gene Sharer
President
Taberna Homeowners Association

RE: 404 wetland management, Lot 395 – 124 Friburg Rd.

Mr. Sharer:

Per your request, please accept this letter as notification of my strong disagreement with the recent wetland 'covenant clarification' drafted and accepted by the Taberna HOA BOD in December of 2013. I believe this clarification was drafted without proper due diligence by the Taberna BOD, and clearly with a lack of community involvement in the process.

Specifically, this clarification and position taken by the board to eliminate any wetland management has caused a significant negative financial impact on the value of my property. For obvious reasons, I intend to vigorously protect the value of my property.

With this letter, I request the Taberna HOA BOD review my request to continue with the trimming and maintenance that has been performed on my lot for the last 13 consecutive years.

Below please find some important facts regarding the wetland areas along Friburg Road and specifically Lot 395:

1. Weyerhaeuser released the Phase of Taberna that includes Friburg Rd. on or about 2001. The entire wetland along Friburg was cut to the ground. All lots were presented and sold as golf course view lots. Photos are available for review.
2. The wetland on Lot 395 has been maintained continuously by the lot owner from the date of release by the developer through 2013.
3. We purchased our lot in 2005. We spoke with the acting Taberna HOA board, Dick Turner – Taberna ACC representative, the US Army Corps of Engineers, CAMA, the state of North Carolina and legal counsel. We were told unanimously that we could maintain the wetlands moving forward unless the Federal or State law changed.
4. We have acted in accordance with every HOA, state and federal guideline in relation to activity within the wetlands on Lot 395.
5. It should be obvious that we built a large home with expansive views of the green complex on Hole 13, Taberna Country Club. We would not have built this house or designed it as built without the view provided over the maintained wetland area.
6. There is no evidence that trimming of scrub trees and grass causes any negative harm to the wetlands within the designated 404 wetland zone in eastern North Carolina. This is evidenced by the state and federal laws currently in place for our specific region.
7. The wetland area in question is split in ownership by the Taberna Country Club and the owners of Lot 395. The Taberna Country Club wishes to annually maintain the wetland area to maximize airflow around the green complex.

Moving forward, it is not my desire to debate the clarification of the wetland covenant. As owners, we simply request that we be given clarification to continue with maintenance that has been performed openly and under the guidance and approval of the Taberna HOA BOD, state and federal law for the past 13 years.

Thank you for the consideration of our matter, we look forward to your response.

Regards,

Russell & Andrea Packard
124 Friburg Rd. Lot 395
New Bern, NC 28562

Gene Sharer

From: Russ Packard [RPackard@caro-san.com]

Sent: Tuesday, February 04, 2014 2:27 PM

To: Gene Sharer

Subject: RE: Packard - Lot 395 Wetlands

Gene:

I would like to make this easy for everyone, this is what I have:

I have nothing in writing from any previous Taberna board. There was no 'approval' required, as the new language was not in place until this year. Dick Turner (ACC) and all of the past presidents have been aware of many previous situations where verbal permission was granted for trimming wetlands. No previous board felt the need to 'clarify' the covenants and add the restrictions that were created because the work being described is legal under state and federal law and the Taberna covenants. I have been consistent since this discussion began that I feel the 2013 board erred in the interpretation of the covenant to include work that does not require a permit. It puts all of the responsibility on the board to enforce a rule that is inconsistent with the law and the previous 13 years of activity by the community and previous boards.

The developer was the first to trim the wetland area. The wetland in question has been cut continuously since 2001. I can provide pictures for documentation.

I have a letter from the Army Corps of Engineers approving the work (2013), as it does not require a permit. They hold jurisdiction over the 404 wetlands in Taberna.

I have multiple legal opinions on the matter, both addressing the legality of the work and the legality of the 'new' guidelines that the previous board passed. I am hoping strongly to not have to pursue any legal remedies to resolve this issue.

I think if you consult with Dick Turner, Bob Costanzo and Gene Peele (previous presidents) you may be able to find some direction. Dick Turner probably has the most knowledge as he has been involved since day one.

I hope this helps, and thanks for taking the time to resolve this issue.

Regards,

Russell Packard, VP
Caro-San, Inc.
4901 Hwy 17 South
Mail: PO Box 12808
New Bern, NC 28562
Phone: 252-633-3700
Fax: 252-633-6319
www.caro-san.com

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2/4/2014

TREASURER'S REPORT
BOARD MEETING – February 25, 2014

OPERATING REPORTS: 1/31/14 Operating reports were submitted by CAS to all board members and the Finance Committee on 2/18/14. At the request of our B&G Chairman and at the direction of our President, our invoice review/approval process is being modified to eliminate the requirement to validate work performance prior to processing thereby authorizing immediate payment. Moving forward, the landscape contract invoices will be assigned the proper general ledger codes upon their submittal by the Treasurer and processed by CAS for immediate payment.

	<u>Actual</u> <u>Income/Loss</u>	<u>Variance</u>
Master	\$200,988.29	\$3,881.63
AW	\$8,866.13	\$165.71
BC	\$3,324.27	\$89.01
OTW	\$6,727.05	\$1,645.13 (\$1,375 adjustment being made to lower)
TL	\$1,170.05	(\$17.45)
Total	\$221,075.79	\$5,798.93

Comments regarding Operating reports:

The variances during the month were minimal, primarily related to an accrual accounting adjustment (noted above) that is required for OTW and several other payments of Dec 2013 invoices which were not budgeted for 2014. As shown above, the negative variances were more than offset by the positive variances in other accounts that resulted in a positive year to date variance of \$3,881.63 for the Master HOA and combined \$5,798.93 for the Master and all sub-associations.

Expenses: Taberna Master and Sub-Associations: Expenses remain within the overall budget for all communities although there continue to be some offsetting overruns/underruns. The most significant variance continues to be our delinquent accounts and legal fees which we continue our efforts to recover wherever possible. Fortunately, the one delinquent account in OTW is now on a monthly payment schedule under which we incrementally recover \$1,000 until the entire account balance is paid up (recovering all legal fees).

Accounts Receivable: These amounts are not reported in detail this month since the sheer number of delinquencies (given the 1/31 deadline) are voluminous. The significant cases are still with the attorney with a hold on any new cases pending the board decision regarding the credit collection law firm to be used going forward.

BANK ACCOUNTS: With the year-end activities behind us, we are now reviewing the CD's maturing in the spring of 2014 which will be rolled over to new financial instruments with the most favorable rates available within the Alliance group. Alliance maintains the reserve accounts for all communities as well as the emergency fund currently in money market and CD accounts, although we still have accounts at North State and Vantage South Bank. All bank balances and investments are in FDIC insured CD's or money market accounts.

BANK RECONCILEMENT: Accounts are being reconciled against financial statements on a monthly basis by CAS , including the required transfers of funds by CAS to the operating account.

EMERGENCY FUND: The balance stands at \$42,363.68 as of 12/31/13. The remaining \$8,000 is scheduled for the 2014 budget which will bring the fund back to the established goal of \$50,000. Continuation of this annual contribution should be considered in the preparation of the 2015 budget.

HOA INVOICES: As of 2/21/14, all invoices received have been submitted to CAS for processing, although several payments for services rendered in 2013 by landscape contractors could not be captured in 2013 as the invoices were not submitted until mid and late January.

Legal Fees: A significant amount of time has been spent scrutinizing the legal bills from our new law firm and net benefit of the actions being taken. Moving forward, legal action will not be initiated unless there is a reasonable chance of account and legal fee recovery. CAS is now taking the initial collection action, providing the initial legal notification previously done by the law firm (at cost). We are currently awaiting a response from Ward & Smith regarding invoices received in January as they were inconsistent and recognized payments from CAS that were never made. At present, Ward & Smith has placed liens on a number of properties at board direction. They have also completed the asset searches in an effort to recover the accounts and legal fees related to the Lamm (>\$6,203) and Anderson (>\$3,900) properties. Neither of these searches provided liquid assets worthy of execution efforts and related expenses.

I suggest that we accept the recommendation of our Community Manager - Brooke and the CAS Credit Manager - Katie that we utilize the firm of Craige & Fox for all future credit collection activities. This firm specializes in this type of activity, is used extensively by CAS and is recommended based on their experience with them and the significant rate differential which was documented by Katie in the email distributed to the board members on 2/17/14. Although Ward & Smith is certainly a sound law firm with an impeccable reputation, their rate structure does not provide us with a very cost effective method by which we can take action on our delinquent accounts. With the board's concurrence, CAS can be directed to use Craige & Fox for all future collection efforts, leaving the current cases with Ward & Smith until closure.

Taberna Violations Summary 2014

<u>Violation</u>	<u>Number YTD</u>	<u>In Compliance</u>	<u>% Complied</u>		
Trash Can	1	0	0	0	0%
Boats and Trailers	5	0	0	0	0%
Lot Maintenance	8	8	1	1	100%
Property Maintenance	17	17	1	1	100%
Yard Maintenance	2	0	0	0	0%
Home Business	1	1	1	1	100%
Signage	1	1	1	1	100%
Noise Complaint	0	0	0	0	0%
Basketball Goals	1	1	1	1	100%
ARC Default	1	0	0	0	0%
<u>Total</u>	<u>37</u>	<u>28</u>	<u>0.756757</u>		<u>76%</u>

Hearing Notification

113 Geneva Yard March 6th

TABERNA MASTER HOA, INC
Violations Report - 2/24/14

Address	Owner Name	Summary	Create Date	CCR Code	Active
BADEN LANE					
106 BADEN LANE	JOHN & STEPHANIE ANN ZANNIS	Boats, Trailers, etc.	2/24/2014	001	YES
BIEL LANE					
110 BIEL LANE	JOSEPH RAUN	Boats, Trailers, etc.	1/29/2014	001	YES
FRIBURG ROAD					
118 FRIBURG ROAD	JAMES M RUSSO	Boats, Trailers, etc.	2/11/2014	001	YES
GENEVA ROAD					
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Satellite Dish	10/4/2013	011	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Satellite Dish	10/21/2013	011	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Yard Maintenance	11/15/2013	005	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Satellite Dish	11/15/2013	011	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Yard Maintenance	12/9/2013	005	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Satellite Dish	12/11/2013	011	YES
113 GENEVA ROAD	SHANE & CHRISTY STOVER	Yard Maintenance	12/31/2013	005	YES
MELLEN ROAD					
219 MELLEN ROAD	CRAIG & DEANNA FISHEL	Boats, Trailers, etc.	2/11/2014	001	YES
NEUCHATEL ROAD					
328 NEUCHATEL ROAD	ERICA A. WINKLEY	Trash Recepticles	1/22/2014	002	YES
NYON ROAD					
107 NYON ROAD	RAY & FRAN UNSER	Boats, Trailers, etc.	2/11/2014	001	YES
TICINO ROAD					
111 TICINO ROAD	DANIEL & VICKI GILKEY	Yard Maintenance	1/24/2014	005	YES
USTER COURT					
106 USTER COURT	KARL KINGRY	Trash Recepticles	2/24/2014	002	YES

AGED OWNER BALANCES: AS OF Feb. 24, 2014

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
* - Previous Owner or Renter							
902 TABERNA CIRCLE	ANDERSON	201.25	300	195	4911.43	5607.68	waiting on response
203 BADEN COURT	SIMMONS	20	300	20	1820	2160	Lien
119 ST. GALLEN COURT	LAMM	112.5	300	266.75	948.75	1628	PTP \$1k
325 NEUCHATEL ROAD	SCHIFFINO	20	300	20	1242.7	1582.7	foreclose/lien
417 NEUCHATEL ROAD	DORRMAN	20	300	20	1079.01	1419.01	lien
111 TICINO ROAD	GILKEY	20	300	20	977	1317	lien
128 TEUFEN ROAD	RUSSO	20	300	20	965	1305	lien
302 TABERNA CIRCLE	FLAGER	20	300	20	931.89	1271.89	lien
118 NYON ROAD	TEGTMEIER	20	300	220.00-	695	795	lien
206 TICINO COURT	RUSSELL	60	280	0	0	340	
	971 ASSOCIAT	20	305	0	0	325	
203 GENEVA COURT	RAYNOR	20	305	0	0	325	
118 GENEVA ROAD	WANG	20	305	0	0	325	
1200 TABERNA ENTRY	EAST CAROLIN	20	305	0	0	325	
203 WALDEN COURT	HUMPHREY	20	280	0	20	320	
112 ARBON LANE	KELLY	20	280	0	0	300	
200 BADEN COURT	ASTER	20	280	0	0	300	
108 BIEL LANE	KING	20	280	0	0	300	
110 BIEL LANE	RAUN	20	280	0	0	300	
111 BOLEYN LOOP	RAMSEY	20	280	0	0	300	
103 BRUGG COURT	HARGETT	20	280	0	0	300	
101 FRIBURG ROAD	KOTWIS	20	280	0	0	300	
113 FRIBURG ROAD	BLALOCK	20	280	0	0	300	
107 KRIENS COURT	DELANEY	20	280	0	0	300	
102 MELLEN ROAD	GEORGE	20	280	0	0	300	
126 MELLEN ROAD	VANDERMEEF	20	280	0	0	300	
214 MELLEN ROAD	WALLACE	20	280	0	0	300	
215 MELLEN ROAD	BALOLONG	20	280	0	0	300	
110 MONTREUX LANE	CHAMPEY	20	280	0	0	300	

115 NEUCHATEL ROAD	MARIN	20	280	0	0	300
308 NEUCHATEL ROAD	SIMON	20	280	0	0	300
318 NEUCHATEL ROAD	EDSALL	20	280	0	0	300
324 NEUCHATEL ROAD	BUTLER	20	280	0	0	300
327 NEUCHATEL ROAD	IRVAN	20	280	0	0	300
407 NEUCHATEL ROAD	CHRISE	20	280	0	0	300
448 NEUCHATEL ROAD	GARRISON	20	280	0	0	300
458 NEUCHATEL ROAD	BUCCI	20	280	0	0	300
510 NEUCHATEL ROAD	SITHENS	20	280	0	0	300
101 NYDEGG COURT	ANDERSON	20	280	0	0	300
202 NYDEGG ROAD	METZ	20	280	0	0	300
111 REINACH LANE	PHILLIPS	20	280	0	0	300
112 REINACH LANE	PATEL	20	280	0	0	300
315 TABERNA CIRCLE	MUELLER	20	280	0	0	300
906 TABERNA CIRCLE	EDGERTON	20	280	0	0	300
510 TABERNA WAY	MONNIER	20	280	0	0	300
514 TABERNA WAY	WOESSNER	20	280	0	0	300
605 TABERNA WAY	CLARK	20	280	0	0	300
202 TICINO COURT	EPPERSON	20	280	0	0	300
221 TICINO COURT	BREWER	20	280	0	0	300
107 TICINO ROAD	WARNOCK	20	280	0	0	300
103 USTER COURT	BEAUCHAMP	20	280	0	0	300
201 WALDEN COURT	JOHNSON	20	280	0	0	300
130 WALDEN ROAD	HARMON	20	280	0	0	300
103 MELLEN ROAD	SCHMIDT	0	280	0	0	280
111 MELLEN ROAD	RUSSELL	0	280	0	0	280
114 REINACH LANE	DOLAN	20	220	0	0	240
226 MELLEN ROAD	MELCHOIR	60	157	0	0	217
113 GENEVA ROAD	STOVER	0	150	0	0	150
444 NEUCHATEL ROAD	SMITH	20	100	0	0	120
120 FRIBURG ROAD	CLARK	80	0	0	0	80
114 TEUFEN ROAD	DUNKER	80	0	0	0	80
117 NEUCHATEL ROAD	KILEY	0	71	0	0	71
205 APPENZELL LANE	WALLACE	60	0	0	0	60

109 BRUGG COURT	SIMON	60	0	0	0	60
111 BRUGG COURT	SAVAGE	60	0	0	0	60
204 EMMEN ROAD	ILSLEY	60	0	0	0	60
305 EMMEN ROAD	BERNARD	60	0	0	0	60
505 EMMEN ROAD	BRADLEY	60	0	0	0	60
506 EMMEN ROAD	O'GORMAN	60	0	0	0	60
122 FRIBURG ROAD	MCLAWHORN	60	0	0	0	60
123 FRIBURG ROAD	PALUMBO	60	0	0	0	60
108 LUGANO ROAD	HALL	60	0	0	0	60
114 LUGANO ROAD	BOOKOUT	60	0	0	0	60
115 LUGANO ROAD	GRAY	60	0	0	0	60
404 MELLEN COURT	HEINZ	60	0	0	0	60
110 MELLEN ROAD	MUELLER	60	0	0	0	60
114 MELLEN ROAD	MCGILL	60	0	0	0	60
116 MELLEN ROAD	MARTIN	60	0	0	0	60
207 NEUCHATEL COURT	KEMSKE	60	0	0	0	60
210 NEUCHATEL COURT	SAGAN	60	0	0	0	60
208 NYON COURT	MEAD	60	0	0	0	60
118 REINACH LANE	DELUCA	60	0	0	0	60
105 SURSEE COURT	TURNER	60	0	0	0	60
111 SURSEE COURT	WALCZAK	60	0	0	0	60
115 SURSEE COURT	WILLCOX	60	0	0	0	60
117 SURSEE COURT	WILLCOX	60	0	0	0	60
119 SURSEE COURT	WILLCOX	60	0	0	0	60
203 TABERNA CIRCLE	SPAID	60	0	0	0	60
603 TABERNA CIRCLE	GOLOMB	60	0	0	0	60
34 TABERNA WAY	WALSH	60	0	0	0	60
101 TEUFEN ROAD	PESTO	60	0	0	0	60
118 TEUFEN ROAD	EBRON	60	0	0	0	60
124 TEUFEN ROAD	VON VOIGT	60	0	0	0	60
127 TEUFEN ROAD	GATCHEL	60	0	0	0	60
207 TICINO COURT	SUITT	0	60	0	0	60
219 TICINO COURT	MCGANN	60	0	0	0	60
107 VAUD COURT	FINCK	60	0	0	0	60

223 TICINO COURT	FEDERAL*	0	0	0	38.36	38.36
209 APPENZEL LANE	BUCHER	20	0	0	0	20
208 ARBON COURT	HALL	20	0	0	0	20
212 ARBON COURT	LANGHANS	20	0	0	0	20
120 ARBON LANE	BRUCHSTEIN	20	0	0	0	20
104 BADEN LANE	MURPHY	20	0	0	0	20
110 BRUGG COURT	GHAHARI	20	0	0	0	20
212 EMMEN ROAD	SITHENS	0	20	0	0	20
127 GENEVA ROAD	WALLER	20	0	0	0	20
136 GENEVA ROAD	HASKINS	20	0	0	0	20
105 LIESTAL LANE	MCNULTY	20	0	0	0	20
302 MELLEN COURT	GOMEZ	20	0	0	0	20
304 MELLEN COURT	GRUENEBAUM	20	0	0	0	20
109 MELLEN ROAD	VALICEK	20	0	0	0	20
205 MELLEN ROAD	BATTERSBY	0	20	0	0	20
213 NEUCHATEL COURT	CRAWFORD	20	0	0	0	20
102 NEUCHATEL ROAD	WILLIAMS	20	0	0	0	20
321 NEUCHATEL ROAD	MASON	20	0	0	0	20
323 NEUCHATEL ROAD	FICKLE	0	20	0	0	20
402 NEUCHATEL ROAD	JUMBA	0	20	0	0	20
413 NEUCHATEL ROAD	HOLLOWAY	20	0	0	0	20
425 NEUCHATEL ROAD	FRAZIER	20	0	0	0	20
439 NEUCHATEL ROAD	DELLINGER	20	0	0	0	20
102 NYDEGG COURT	DIXON	20	0	0	0	20
207 NYDEGG ROAD	HARRIS	20	0	0	0	20
105 NYON ROAD	GOUTY	20	0	0	0	20
124 NYON ROAD	REEVES	20	0	0	0	20
101 SURSEE COURT	RICHARDSON	20	0	0	0	20
116 SURSEE COURT	GARZA	20	0	0	0	20
313 TABERNA CIRCLE	WHITE	20	0	0	0	20
710 TABERNA CIRCLE	LASKEN	20	0	0	0	20
713 TABERNA CIRCLE	CULLIPHER	20	0	0	0	20
901 TABERNA CIRCLE	SCHULTZ	20	0	0	0	20
506 TABERNA WAY	MCFERRON	20	0	0	0	20

121 TEUFEN ROAD	NIEBER	20	0	0	0	20
137 TEUFEN ROAD	BARNES	20	0	0	0	20
104 TICINO ROAD	MCCALLIN	20	0	0	0	20
107 USTER COURT	SIMMON	0	20	0	0	20
412 NEUCHATEL ROAD	STOVER	0	10	0	0	10

* - Previous Owner or Renter

	TOTAL:	4313.75	16548	361.75	13629.14	34852.64	
ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS

REPORT SUMMARY

COD	I DESCRIPTION	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	0	16368	240.00-	5430.86	21558.86
1	Late Fees	1760	180	180	3840	5960
3	Doc Proc. Fee	0	0	0	125	125
5	Attorney Fees	273.75	0	421.75	4233.28	4928.78
7	Lot mowing	2280	0	0	0	2280
		4313.75	16548	361.75	13629.14	34852.64

Minutes of Finance Committee Meeting

February 7, 2014

Attendees: Craig Baader, Bill Johnson and Gary Thirkell

The meeting was called to order at 3:15

Review of Financial Statements: Craig provided a cursory review of the financial statement for the month of December and the year 2013 based on the Treasurer's Report submitted prior to the January board meeting and distributed along with the financial statements to the committee members. He noted that all of the requested general ledger edits were performed and reflected in the year monthly and year end financials. As an aside he reported that there were several late transactions that were submitted within the first two weeks of January that CAS was able to incorporate in the 2013 statements.

2014 Budget Review: Craig reported that all data required by CAS for the entry of our approved 2014 budgets into their system was provided during the month of December and Lou Duffer of CAS has acknowledged receipt and the adequacy of the information provided. CAS has been very helpful and cooperative in this process and very patient as a new treasurer learned their requirements and process. The only difficulty experienced was the establishment of the correct numbers for the landscape contracts for the different areas/communities within the development. This was locked down with the assistance of the B&G Chairman and the Vice President.

The committee members asked a number of questions about the landscape contract selection process and asked if there was any documentation that captured the essential information submitted by the contractors bidding the various parcels within the community. Craig responded that he had only seen a pdf file with limited information on it regarding pricing and the different parcels that were bid but he had not seen any detailed information documenting the bid process and vendor selection. Given the significance of these contracts to the community and the annual budgets, the committee members requested the supporting information. The Treasurer agreed to request this information from the responsible board members for review at the next Finance Committee meeting.

General Overview / Discussion:

In general, the vendor submission and invoice approval process has worked very well and all approved invoices are now annotated with the correct account assignments. This has seemed to help eliminate some apparent miscommunication between the HOA and CAS and within CAS itself.

We are continuing to closely monitor the transfer of cases to our current law firm, only assigning cases with a high probability of fee recovery. A cost analysis is currently being

performed by the Credit Manager at CAS to compare the costs of our current firm and another that was recommended by CAS specifically for collection activities. Once the data is obtained, it will be shared with the committee and the board prior to any action being taken.

The Taberna Townes development made contact with our CAS Manager inquiring about admission of homeowners and the sub-community into the association. From what we have been able to determine, the builder did something of an asset swap with the bank that now holds title to the property (including the 4 townhomes already built). One of these homes has reportedly been sold or is about to be sold – which precipitated the question. Gene Sharer – President and Craig met with John Seremgard and Bob Costanzo (Past Presidents who had worked on this issue and the subsequent covenant modification with our prior law firm) to gain insight regarding this matter. John and Bob provided documentation regarding the issue that raised specific issues to be addressed prior to their admission to the association. Although there were two major issues facing their admission (railroad right of way and sediment control structures within the parcel) Gene and Craig will need to review the documentation prior to the next board meeting so that we judiciously respond to the bank's inquiries.

Craig will contact Bill regarding the scheduling of the next meeting.

There being no further business before the committee, the meeting was adjourned at 4:37 pm