

Jan. 11, 2001

1. Budget – Approved with the exception of Taberna HOA fee will be raised from \$60.00 to \$80.00 effective 1/1/2001.

Taylor would like to find a more feasible plan for mulching. At the present time they buy a truckload from Florida at \$2.00/bale. Pay Reed Landscaping \$15.00/supervisor and \$7-\$8/laborer per hour.

Possibility of getting boy scouts, or organization to do the labor cheaper.

Also looking for vendor to bushhog lots cheaper than \$175.00/acre. This is done twice a year at present. Will remain on same schedule this year.

2. Architectural Review Board

Taylor is first and final word on initial construction

Review board after initial construction has begun: Bob Cardini, Fred Bender, Mick O'Donnell.

#### Need for Architectural Compliance Committee

Melissa Lister/Donna Clayton will be the reps to the HOA Board Reps. Everyone should call in a list of candidates to Sandy. They will be contacted to see if they will serve a 2-year commitment. Committee will vote to have a communication person to send letters or make phone calls.

To recognize covenant violations in the community and notify the homeowner to resolve the problem. This committee will consist of 4- members and one person will be the spokesperson.

Present problems:

Baden Court – garage in front of house – Taylor approved and the decision will stand

Fence on Arbon – was approved as a dog run – needs to be moved if not within 10 feet of correct placement. Need plantings.

Walking path – overgrown – Call The Club – it was deeded over to the CC and they need to be reminded to keep it up to expectations.

Letter will be going out on Propane. Articles in Tribune. Builders will be called.

3. Signage

All for sale signs must be consistent with the color scheme, design and size of the existing Weyerhaeuser lot signs. Table will provide an example at the next meeting. Real estate agents will be given a future date that will provide ample time to communicate to all of their offices and clients.

#### 4. Resignation of Office

Taylor resigned as President of the HOA stating that the property owners should take over the leadership role as time is getting short for Weyerhaeuser to be on site.

Ed Stuckrath was elected president  
Jim Mock, VP  
Sandy, Secretary  
And Mona Sadler, CPA as secretary

**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.**

**2001 ANNUAL BUDGET**

<b>Taxes</b>	0
<b>Accounting</b>	\$ 2,020.00
<b>Utilities</b>	
Water: Monthly Average \$260.00	\$ 3,120.00
Electric: Monthly Average \$60.00	\$ 720.00
<b>Insurance</b>	
Liability and Officers E & O	\$ 2,400.00
<b>Landscape Maintenance</b>	
Basic Contract	\$ 41,640.00
Annuals	\$ 1,500.00
Bush Hog Work	\$ 3,800.00
Park	<u>\$ 1,200.00</u>
<b>Total</b>	<u>\$ 56,400.00</u>
<b>Projected 2001 Income</b>	
520 Platted Lots @ \$80.00	\$41,600.00
<b>Operating Deficit</b>	(\$14,800.00)

# BOLEYN CREEK VILLAS

## 2001 ANNUAL BUDGET

### Expenses

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

Pine Needles	\$ 500.00
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Accounting	\$ 240.00
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Miscellaneous Administration	<u>\$ 76.00</u>
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<b>Total</b>	<b><u>\$ 13,268.00</u></b>
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### 2001 Income

22 Homesites @ \$600.00	\$13,200.00
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# TABERNA LANDING

## 2001 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

2001 Annual Income @ \$300.00 \$ 600.00

Operating Deficit \$ (1,200.00)

**ONE TABERNA WAY HOMEOWNERS ASSOCIATION  
2001 ANNUAL BUDGET**

<b>TAXES</b> ( <i>Common Area</i> )	N/A
<b>INSURANCE</b>	
Building Exterior	
Clubhouse	N/A
Liability - Common Area	N/A
Directors Error and Omission	N/A
<b>LANDSCAPE</b> ( <i>Lawn &amp; Shrub Maintenance</i> )	\$ 3,990.00
<b>GARBAGE</b> ( <i>Pick-up</i> )	N/A
<b>LIGHTING</b> ( <i>Parking &amp; Common Areas</i> ) & <b>IRRIGATION</b>	N/A
<b>MANAGEMENT</b>	
Accounting ( <i>Audit</i> )	\$ 250.00
General Office Expense	\$ 50.00
<b>MISCELLANEOUS</b> ( <i>10%</i> )	N/A
	\$4,290.00
<b>RESERVES</b> ( <i>Replacement</i> )	
Exterior Painting (5-7 yrs.), Pressure wash & Gutters.	\$ 3,000.00
Paving	
Roof (20 yrs.)	\$ 1,350.00
Bulkhead	
<b>TOTAL ANNUAL BUDGET AND RESERVES</b>	<b><u>\$ 8,640.00</u></b>
(Total Units Divided Into Annual Budget = Annual Unit Fee)	\$ 1,440.00

**MONTHLY ASSOCIATION FEE**

**\$120.00 Per Month**

# Memorandum

**To:** TABERNA PROPERTY OWNERS

**From:** TABERNA BOARD OF DIRECTORS

**Date:** 1/24/01

**Re:** TABERNA HOA BOARD OF DIRECTORS ACTIONS

Following is a list of actions taken at the Taberna Homeowners Board of Directors Meeting on January 11, 2001. These actions have been taken in accordance with the Taberna Covenants and By-Laws and are effective immediately.

1. The 2001 Budget for the Taberna HOA was approved. This will require an increase in dues from \$60.00 per year to \$80.00 per year. Invoices for the 2001 dues will be mailed the end of January and will be due and payable.

The 2001 Supplemental Budget for Boleyn Creek, Taberna Landing and One Taberna Way were approved. Please find copies of the 2001 budgets enclosed.

2. Revise Rules and Guidelines for Propane Tanks and Trash Receptacles. Complete compliance for property owners relative to the revised rule is June 1, 2001. Board members or Associate Architectural Committee members can address questions concerning compliance. A copy of the discussion concerning propane tanks and trash receptacles as well as the adopted Rules and Guidelines are enclosed for your convenience.

3. In an effort to enhance the streetscape along Taberna Roads, the Board of Directors voted to standardize "For Sale Signs" in the community. Signs will be provided at no cost for all property owners wishing to sell their property. The same signs will be made available for the real estate companies that work in Taberna at no charge for an initial supply of signs. The signs will be the burgundy color with a Taberna decal. There will be hangers on the bottom of the sign for telephone numbers. Once the signs are produced, property owners and realtors will be given a time frame to transition. WRECO will pay for the initial sign cost.

*mailed to all homeowners.*

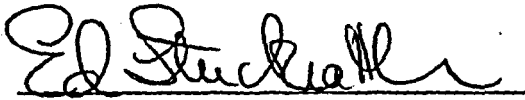
4. The Board authorized the formation of a committee called the Compliance Committee. The Committee will be comprised of 5 members serving for a 2-year term. This committee is formed to act on behalf of the Board of Directors to recognize, notify and /or resolve any covenant violations in Taberna. Donna Clayton and Melissa Mister are looking for volunteers to make up this committee.
5. Election of Officers - The Board held an election of officers for the year 2001. Results are as follows:

Ed Stuckrath - President  
Jim Mock - Vice President  
Mona Kay Sadler - Treasurer  
Sandy Stevens - Secretary


Other members of the Board are:

Melissa Mister  
Sherwood Crawford  
Taylor Downey

Past President Taylor Downey stated that he felt that it was the right time for the property owners to begin to assume active roles in the homeowners' association. Property owners serving as the officers of the Board and the formation of more committees consisting of property owners can accomplish this.

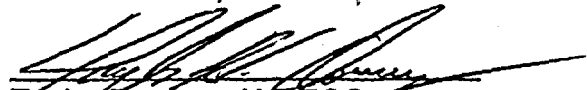
  
Ed Stuckrath, President


  
Sherwood Crawford, WRECO

  
Jim Mock, Vice President

  
Melissa Mister, WRECO

Mona Kay Sadler, Treasurer

  
Taylor Downey, WRECO

  
Sandy Stevens, Secretary



**TABERNA FOR SALE SIGNS**

SUPPLIER	SIZE	COST	DELIVERY
Joe Signs 1390 McCarthy Boulevard New Bern	24" X 30" X 1/2"	1-9 @ \$70.00 each (excluding tax) 10-49 @ \$60.00 each (excluding tax) 50 or more @ \$50.00 each (excluding tax) Removable numbers for "By Owner" signs @ \$10.00 (excluding tax)	1 week turnaround
SignShop 4911 Bridges Street Morehead City	24" X 30" X 3/4"	\$165.00 each	
M&W Signs 404 Main Street Pollocksville	24" X 30" X 1/2"	94.34 each (includes tax) Removable numbers for "For Sale By Owner" signs @ \$20.00	

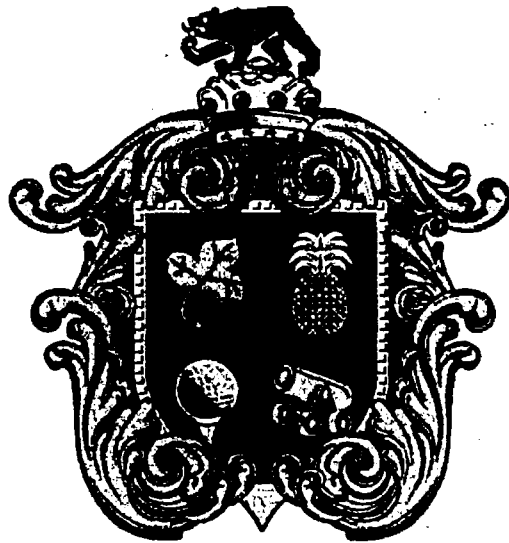
**Descriptions:**

Each sign will have the Taberna logo at top (centered) with 1" burgandy border on cream background

General real estate "FOR SALE" signs will have the real estate office name (example: Coldwell Banker-Willis Smith) and list the office phone number beneath the name

"FOR SALE BY OWNER" are permanent signs to be used by Taberna residents when selling their homes. Replaceable adhesive strips, in order to change phone numbers, can be purchased at the shops.

Note: M&W also suggests a velco backed sign because adhesive is permanent



**FOR SALE**

**COLDWELL BANKER WILLIS-SMITH**

**252.638.3500**



**FOR SALE**

**BY OWNER**

**252.636.3700**