

**TABERNA MASTER HOMEOWNERS ASSOCIATION  
MEETING MINUTES January 24<sup>th</sup>, 2006**

Kurt Weinheimer, President  
Larry Alderson, Vice President  
Suzanne Forsythe, Treasurer  
Bernadette McNulty, Secretary  
Representatives:

Bob Costanzo  
Glen Killian  
Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, and Bernadette McNulty

Meeting called to order at 3:30PM by President Kurt Weinheimer.

**Minutes**

Dec 19<sup>th</sup> Minutes, motion to approve by Glen Killian, seconded by Bob Costanzo.

Jan 10<sup>th</sup> Minutes, motion to approve by Suzanne Forsythe, seconded by Glen Killian.

Jan 16<sup>th</sup> Minutes, motion to approve by Suzanne Forsythe, seconded by Glen Killian.

**Treasurer's Report**

The Treasurer provided an update on the current status of the Master Operating checking account and the Master and Sub-Assn. accounts receivables as of 1/24. She reported that there is \$120,872 in the bank, including approximately \$31,000 in restricted Compliance and Mailbox deposits. Approximately half of the dues for 2006 have been received. For the benefit of new Board members, she briefly explained the collection process for overdue accounts through various series of overdue notices/letters sent to the property owners through the placement of liens.

Two properties are currently in arrears since 2005. Treasurer requested authorization from the Board to place liens upon two properties for non-payment of dues/assessments. Larry Alderson made motion to approve liens on these 2 properties, lots 501 and lot 415. Motion was seconded by Bernadette McNulty. Motion passed unanimously.

**Insurance**

Question was raised as to need to include the THOA name on the insurance policy of our major contractors. Cost to the association will be minimal. Problem arises because we could be part of an initial law suit. (one or both insurance policies, on any given claim, will pay). Jimmy Robinson, our agent, says we have adequate insurance.

**Granting Variances**

If we grant a variance we must be specific and limited in our reason in order not to compromise our position.

**Taberna Town Homes**

Builder wants to erect a 3'x 4' sign advertising Taberna Town Homes. The requested sign would be 50' from the entrance, to the right of the battlefield. It would comply with the colors of Taberna. The addition of the Taberna logo was suggested. Kurt Weinheimer made a motion, "THOA will accept the sign with the addition of the logo in the center." Seconded by Bob Costanzo. Motion passed unanimously.

**Covenant Amendments**

The language needed to be reworked. See the attached corrected forms: B1 and B2 and single family utilization.

**Updates on Violations**

Letter sent to the homeowner on Ticino regarding removal of a boat and basketball backboard on the property. As of Jan 27<sup>th</sup> the matter will be referred to the THOA Judiciary Board.

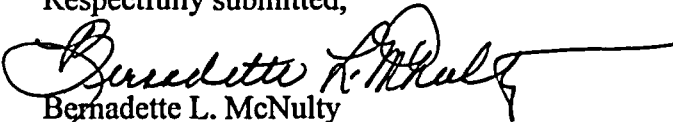
Opening in the fence on Emmen was closed with 2 loads of dirt and the planting of wax myrtles. This area will be watched to observe any further violations.

**Use of Todd Denson Park**

Deferred

Next meeting Feb 14<sup>th</sup> @ 3:30 PM  
Meeting adjourned at 5:40 PM.

Respectfully submitted,



Bernadette L. McNulty  
Secretary

**TABERNA MASTER HOMEOWNERS ASSOCIATION  
MEETING MINUTES January 16<sup>th</sup>, 2006**

Kurt Weinheimer, President  
Larry Alderson, Vice President  
Suzanne Forsythe, Treasurer  
Bernadette McNulty, Secretary  
Representatives:

Bob Costanzo  
Glen Killian  
Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe Glen Killian, Terry Smith, Bob Costanzo, and Bernadette McNulty

Meeting called to order at 7:30PM by President Kurt Weinheimer

Special Meeting

The Board met with the two Aldermen who represent the Taberna area, Robert Raynor and Max Freeze.

Concerns

Traffic on the east side of Old Airport Road that flows into Taberna Circle is a major issue for residents of Taberna.

Items

1. There is a great deal of land to be developed along Old Airport Road. The board would like to be informed of the direction that the City of New Bern plans to take to manage the growth.
2. Building moratorium is to be applied to the area around the Craven Regional Airport. This is a county project and not in the jurisdiction of the aldermen.
3. The immediate issue is the traffic on Old Airport Road east of Taberna. To control commercial truck traffic from entering Taberna, signs banning heavy trucks will go up on Taberna Way after townhouse construction and on the east end of Old Airport Road. Trucks with destinations in Taberna will be permitted to enter Taberna through the west approach of Old Airport Road and the Taberna Way intersection. It was proposed by Robert Raynor that the eastern end of Old Airport Road become one way east bound and west bound for emergency vehicles only. This would cover 2/10 of a mile on Old Airport Road. Violations of this road pattern would be a ticketed offense. The board agreed with this suggestion and felt that it would control about 50% of the traffic flowing into Taberna. Max Freeze wants to study the traffic pattern before he makes a commitment to this proposal. Robert Raynor asked Max Freeze how much time he needed to support this proposal. Max indicated that he would need a few days to observe.

### Problems

1. New proposed schools, one high school and one elementary, will create more traffic.
2. Turn around area on Old Airport Road before the 2/10 mile stretch needs to be considered to avoid a problem before the one way rule is employed.
3. All roads coming out of these developments directly entering Old Airport Road will create excessive traffic. The City of New Bern needs to address this problem.

### Proposals

1. Max Freeze wants to wait until the state traffic study is completed. This study has been based on the roads before all these new developments were approved.
2. The next Aldermen's meeting is February 14, 2006. The board asked that they be apprised of any changes before that meeting occurred.

### Growth

The Aldermen indicated that there would be considerable growth not just in the Taberna area but all the way down Route 70's corridor. The City is already improving some of their services. The sewer system has been improved and is now "State of the Art". The board asked to be involved in committees that would look at this future growth and be able to have input.

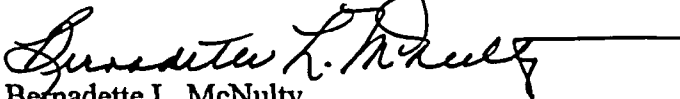
Robert Raynor and Max Freeze left the meeting at 8:00PM.

### Emmen Road Fence

The new fence that was installed by Bill Clark was destroyed between 12:00 and 5:00PM on Monday Jan. 9<sup>th</sup>. A motion was made by Glen Killian: We of the board authorize Glen Killian to erect a berm with shrubs to close the opening between the existing fence and the ensuing woods. The cost will not exceed \$200.00. Seconded by Suzanne Forsythe. Motion was passed by unanimous vote.

Motion to adjourn 8:24PM by Glen Killian

Submitted

  
Bernadette L. McNulty  
Secretary

**TABERNA MASTER HOMEOWNERS ASSOCIATION  
MEETING MINUTES January 10<sup>th</sup>, 2006**

Kurt Weinheimer, President  
Larry Alderson, Vice President  
Suzanne Forsythe, Treasurer  
Bernadette McNulty, Secretary  
Representatives:

Bob Costanzo  
Glen Killian  
Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, and Bernadette McNulty

Meeting called to order at 3:32PM by President Kurt Weinheimer

Treasurer's Report

Suzanne Forsythe stated that the invoicing for the 2006 dues had been mailed and receipts have started to arrive at the accountant's office. The redesign of the invoices for 2006 to provide her name and phone number to contact for questions or changes in ownership has proven helpful as she has already received several calls. Preliminary ledger information shows that the projected year-end figures given at the Annual Meeting were reasonable estimates.

Use of Todd Denton Park

Prior meeting passed a resolution that only Taberna residents will use the park. In the past the Soccer Association utilized the park. They had a history of park use that was approved by previous THOA boards. We will allow the soccer group to use the park on a limited basis. Bob Costanzo will be the Gate Keeper. He will write proposed regulations to be followed by the Soccer Association. Those rules will be presented to the board for approval. He will control use through sign ups and regulating time of each team involved. Suzanne Forsythe will check with our insurance company to clarify our position and liability. We must also attain a copy of the Soccer Association's insurance policy.

Swing Set on Sursee Court

Discussion was continued from previous meeting on the violation of the covenant by the property owner. Letters were written to resident to advise that swing set was out of compliance. Thirty days was set as the time for corrections to be made. Resident responded but did not comply. The president will send a letter representing the board stating that he must be in compliance with the covenants.

Priorities for 2006

1. Completion of an Amendment to the Covenants for Home Business and submission to the Property Owners vote.

2. Work with Building and Grounds Committee on developing long range plans addressing beautification of common areas in Taberna.
3. Continue working with the City of New Bern and the aldermen in order to mitigate the traffic impact that is pending from the developments on Old Airport Road on the east side of Taberna.

#### Drainage Issue

Glen Killian and Larry Alderson gave an update on areas with water drainage problems. Each problem is being assessed individually, updates will follow.

#### Streets

The abatement of heavy truck traffic could be lessened with a traffic sign. The installation of a sign that read: "Tandem axle and Tractor Trailer Trucks Prohibited" was proposed. This traffic also impacts on our sewers. The board discussed inviting Dave Muse, the City Engineer, to an upcoming meeting.

#### Airport Expansion

The county has put a moratorium on building adjacent to Craven Regional Airport. They may be considering expansion in the future and are taking necessary precautions. The board concluded that we need to closely monitor development in this area.

#### Public Hearing December 10<sup>th</sup> – Aldermen Meeting New Bern City Hall

The THOA, represented by Kurt Weinheimer and Larry Alderson, along with the board from Evans Mills will ask for major traffic restrictions on Taberna Circle and Old Airport Road. They will also discuss the closing of Wilcox Road. The impact of excessive car traffic will cause long delays on roads and at lights.

Some solutions proposed were:

1. Close Old Airport Road, as it enters Taberna at Taberna Circle, except for emergency vehicles.
2. Signs installed to prohibit heavy commercial vehicles.
3. Make Old Airport Road a one way street within the City Limits.
4. Speed limit reduced to 25MPH on Taberna Circle from Old Airport Road to Taberna Way.
5. Employ the use of speed humps on a 2/10 of a mile stretch of Old Airport Road.

Next meeting January 24, 2006 @ 3:30

Move to adjourn

Submitted,



Bernadette L. McNulty  
Secretary