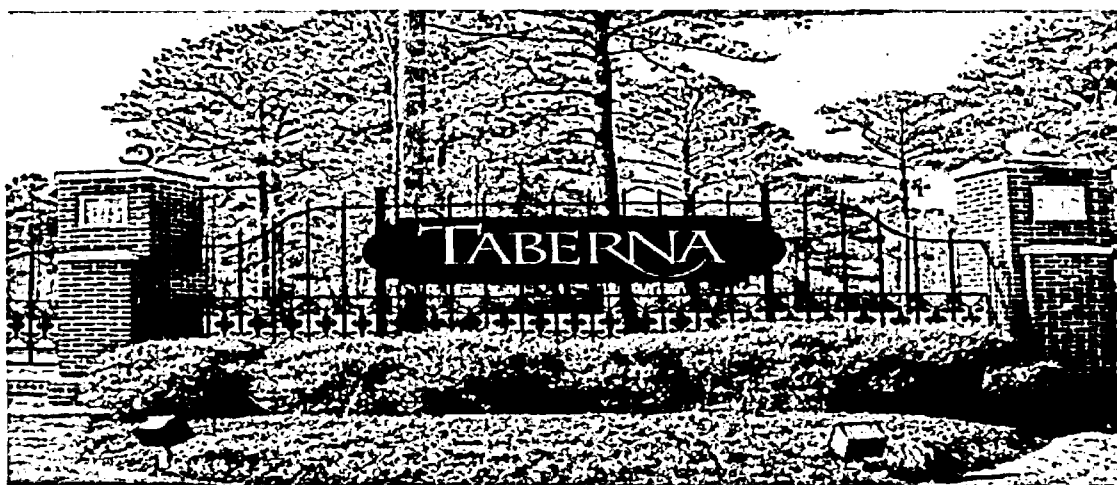




2011 / 2012

MINUTES OF THE
BOARD OF DIRECTORS

TABERNA HOMEOWNERS ASSOCIATION



January Minutes – 2011

Minutes of Board of Directors Meeting Taberna Homeowners' Association January 5, 2011

Board Members Attending:

John Serumgard	President
Russell Packard	Vice President
Chip Rice	Secretary
James Dugan	Treasurer
Rick Layton	Member at Large
Chris McCausland	Member at Large
Al Lefebvre	Member at Large

The meeting was called to order by John Serumgard at 5:30, there being a quorum present.

Presidents Remarks

John Serumgard welcomed the new Board to the first meeting of 2011 and stated his goal is to keep things simple, keeping Taberna moving in the direction it has been going. He recommended that the new members of the board pick up one of the "Taberna HOA Overview" books and become familiar with its contents. It is a composite of policies, procedures, and governing documents for the HOA.

Minutes Review/Approval

The minutes for the 2009 Annual Homeowners meeting were approved at the 2010 Annual Homeowners meeting and will be added to the Website. Chip Rice submitted the minutes from the *Annual meeting of the Board* for approval, they were approved as read.

Treasurer's Report

Jim Dugan provided his report which is attached.

Covenant Enforcement

Rick Layton presented a summary report of violations for 2010 which is attached. It shows a total of 57 violations which is down substantially from the 90 violations in 2009. The enforcement of covenants was identified as the top issue in the last homeowner survey. He stated he will continue to write the quarterly Tribune article.

Committee Chairs and Members

John Serumgard presented a list of the Board members and Committee chairs and members. A motion to approve the list was made and approved. The list is important as it is submitted to our insurance company for identifying those to be covered. Russ Packard will look to add the list without phone numbers to the website. It was noted that there is still a need for more volunteers.

Goals for 2011

John Serumgard presented a draft of the Board's mission, goals, and objectives for 2011 and asked the members to review and provide input to him. The major effort this year is renewal of the ground maintenance contracts. The submissions need to be updated, insurance and contractor contact information were mentioned, and a timeline needs to be established. John stated he would look at the documents from two years ago and put together a draft timeline. Once we have a timeline, a separate meeting of all involved will be set up.

Old Business

- Todd Denison Park Plan – Completion of this plan involves clearing a portion of the wetlands area between the road and the park. There is a need to define exactly what area is to be cleared. John will initiate a meeting to get this resolved. Also, there is miscellaneous lumber in the playground area that needs to be cleaned up (Maybe someone on the park committee knows why it is there).
- Website Updates – Russ Packard will setup a meeting with Sixth Street Design to discuss updates, identifying and documenting procedures for adding information to the site. Also, a review of format/content needs to be done to establish what additional changes to the site are needed. PDF formats would be the preferred method to put both meeting minutes and financials on the site.
- TABEARNA Status – The committee will hold a homecoming on January 15th at 2:00 which will be attended by John to officially accept the Tabearna Bear.
- Audit – Russ Packard updated the board on the issue of having a financial and or procedural audit done by an independent auditor.

New Business

- Traffic Calming on Neuchatel – Rick Layton has notified New Bern Police to initiate monitoring traffic on Neuchatel.
- Canoe Dock Report – The committee is still in the process of creating its recommendation.
- Repair/Replacement of Bench and Front Fence – The bench was initially damaged and subsequently disappeared. After review by the Building and Grounds committee it was determined not to replace the bench. A section of fence in the main Taberna entryway collapsed and estimates to repair it and other fence sections are being obtained by the B&G Committee.

Good of the Order

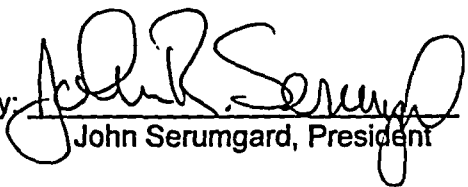
John asked each member to give a short synopsis of their background so the members could be more familiar with each other.

Meeting Schedule

John presented a schedule of meetings for the remainder of 2011 which is attached.

The meeting was adjourned at 6:45

Approved by the Board of Directors:

By: 
John Serumgard, President


Date



Taberna Home Owners Association

January Monthly Meeting
January 5, 2011

Agenda

1. President's Remarks John Serumgard
2. Organizational matters
3. Review and approval of minutes Chip Rice
4. Treasurer's report Jim Dugan
 - A. Status of liens and foreclosures
5. Covenant enforcement Rick Layton
 - A. 4th Quarter report for Taberna Tribune
6. Election of Committee Chairs and Members John Serumgard
 - A. Additional volunteers
7. Goals for 2010 Board
 - A. Major Activities for 2011.
8. Old Business Russ Packard
 - A. Completion of Todd Denson Park plan
 - B. Update of Web Site
 - C. TABEARNA Homecoming
9. New Business
 - A. Traffic Calming on Neuchatel
 - B. Report of Canoe Dock committee
 - C. Repair/replacement of bench and front fence.
10. Good of the Order
11. Confirm Next Meeting: Wednesday, February 2, 2011
 - A. Meeting schedule for 2011
12. Adjournment

Treasurer's Report
James Dugan, Treasurer
Wednesday, January 5, 2011

The status of 2009 and 2010 aged receivables is as follows:

One owner has a 2009 judgment and a July 2010 lien. Balance owed is now \$1,585.50 for 2009 & 2010 plus \$240 for 2011. Late fees continue to accrue at \$20 per month.

Total Aged Receivables were \$4,199.99 as of December 31st. Of this amount, \$3,177.50 is over 90 days due (including the above \$1,585.50).

We currently have six liens against properties with one in bankruptcy and two in foreclosure. Late fees are being assessed to the properties not in bankruptcy for dues and/or late fees not paid by December 31st and to properties that have not paid miscellaneous fees that are past due.

2010 Sub-Association dues status:

Abbington Woods: Aged receivables total \$437.50. One military owner provided checks to be deposited when due through the 3rd quarter of 2011 due to deployment to Afghanistan.

Boleyn Creek Villas: Aged receivables total -\$175.00. One is past due \$175.00. One has paid in advance \$375.00.

One Taberna Way: Aged receivables total \$1,875.00. Two 4th quarter dues are past due. A lien is in place on one property for the first three quarters dues.

Taberna Landing: All 2010 dues have been paid.

2011 Dues: Dues notices for HOA Annual Dues and 1st Quarter Sub-Association Dues have been mailed.

HOA Invoices: All invoices received by December 31st have been forwarded to the Accountant for payment.

Branch Banking and Trust Accounts:	Beginning of Year 2010	Sept 30th End of 3rd Quarter	Dec 31st (Online)
Taberna Master Deposit Account (IDA)	\$15,805.08	\$60,656.30	\$26,907.85
Taberna Master Operating Account	15,540.49	24,776.02	16,134.53
Abbington Woods Operating Account	1,990.14	9,869.44	8,265.80
Boleyn Creek Villas Operating Account	1,543.43	2,269.41	1,844.24
One Taberna Way Operating Account	15,858.85	15,803.10	8,286.60
One Taberna CD	8,616.30	8,702.46	8,702.46
Taberna Landings Operating Account	1,510.72	2,662.52	1,726.52
Taberna Landings CD	5,034.67	5,085.01	5,085.01

Scott & Stringfellow:	Beginning of Year 2010	Sept 30th End of 3rd Quarter	Dec 31st (Online)
Taberna Master Reserve	\$96,453.69	\$98,626.64	110,493.85
Taberna Emergency Reserve	50,693.54	51,546.15	51,966.16
Abbington Woods	12,529.11	12,743.49	15,946.33
Boleyn Creek Villas	3,994.58	4,036.91	4,909.33
One Taberna Way	38,316.52	44,157.09	46,366.16
Taberna Landings	12,598.88	12,668.12	14,328.26

"Online" bank balances do not reflect checks and deposits that have not cleared the bank.

"Online" S&S balances include unrealized gain/loss amounts. All of Taberna's investments with Scott & Stringfellow are in FDIC insured CDs or money market accounts. As CDs mature and as cash accounts reach \$1,000, they are being reinvested in new CDs in \$1000 increments. The advantage over every other type of investment is that the principal is guaranteed through FDIC for up to \$250,000.

Reserve Funding:

The annual reserve funding has been transferred to Scott & Stringfellow for the HOA Master, Abbington Woods, Boleyn Creek, One Taberna Way, and Taberna Landing.

Comparing Reserve Schedule Projected Funds to *Actual (*online figures) Reserves:			
HOA / Sub-Association	Analysis	*Actual	Difference
Taberna Master Reserve	\$109,773	\$110,494	\$721
Taberna Emergency Reserve	50,000	51,966	1,966
Abbington Woods	17,598	15,946	(1,652)
Boleyn Creek Villas	5,089	4,909	(180)
One Taberna Way	55,193	55,069	(124)
Taberna Landings	20,035	19,413	(622)

Note: Once actual year-end financial reports are approved, the Sub-Association actual end-of-year funds should be brought up to Projected Fund balances by appropriate transfer to reserves from operating funds.



TABERNA

Taberna Home Owners Association
1005 Taberna Circle
New Bern, NC 28562

TABERNA HOA 2011 BOARD OF DIRECTORS, OFFICERS, AND COMMITTEES

Board of Directors and Officers:

John Serumgard, President	633-2119
Russell Packard, Vice-Pres	n/a
Chip Rice, Secretary	638-2820
James Dugan, Treasurer	637-5314
Rick Layton, At Large	633-1093
Al Lefebvre, At Large	637-7254
Chris McCausland, At Large	636-5839

Adjudicatory Panel:

John Reichenbach	633-2133
Bryan Scoggins	636-9997
Frank McKee	638-4686

Architectural Control Committee:

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

Building & Grounds Committee:

Ron McCausland, Chair	636-5839
Al Crawford	672-9221
Bob Livingston	636-1465
Bernadette McNulty	636-6005
Bill Rounds	635-9247
Gordon Streeter	633-3444
Phil Weller	636-3950

Canoe Dock Committee:

Bob Carnes	634-3570
Jim Gruenebaum	637-3583
Ron Klawson	634-2323
Betty Rovins	634-9757
Tom Watson	634-1783

Crime Watch Committee:

Sue McCarthy, Co-Chair	672-4449
Tom Tucker, Co-Chair	288-5926

Finance Committee:

Bob Costanzo, Chair	637-6628
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Wetlands Management Committee:

Betty Rovins	634-9757
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Sub-Associations

Abbingdon 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:

Bill Bradbury	637-2827
John Carrigan	633-1014
Bruce Wood	514-4019

Taberna Landings:

Tim Klaumann (Contact)	636-1487
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VIOLATIONS SUMMARY FOR 2010				
	<i>Number of Violations by Category</i>	<i>Percentage of the Total</i>	<i>Residents Who Have Complied YTD</i>	
	<i>N</i>	<i>%</i>	<i>N</i>	<i>%</i>
<i>Trash Receptacles</i>	17	31%	16	94%
<i>Property Maintenance</i>	9	17%	9	100%
<i>Trailers</i>	7	12%	7	100%
<i>Signs (non-conforming)</i>	7	12%	7	100%
<i>Boats</i>	5	9%	5	100%
<i>Vehicles (non-conforming)</i>	4	7%	4	100%
<i>Play Equipment (non-conforming)</i>	2	3%	2	100%
<i>Propane Tanks</i>	2	3%	1	50%
<i>Home Businesses</i>	2	3%	2	100%
<i>Miscellaneous</i>	2	3%	2	100%
Overall	57	100%	55	97%

70

Back up all data by July 1st

Taberna HOA Mission, Goals and Objectives: 2011

Mission Statement: The Board of the Taberna Master Homeowners Association is committed to providing the highest quality of life for our residents and owners through an aesthetically pleasing, well-maintained, and secure environment. We will operate from an ethical and community-oriented standpoint, follow prudent management practices, and conduct business in a transparent manner. To accomplish this mission, the Board has established the following goals and objectives for 2011.

Goal 1—To be financially responsible in the handling of Association funds

1. Continue to make progress toward the objective of having an independent audit of Taberna financial practices.
2. Continue to seek ways to reduce costs
3. Continue to improve financial management procedures.
4. Effectively negotiate replacement contracts for grounds maintenance.

Goal 2—To provide for a high standard of living within the guidelines of the restrictive covenants and by-laws

1. Identify strategies for coping with reported traffic problems, particularly on Neuchatel Road.
2. Completion of improvements to Todd Denson Park.
3. Consider recommendations for refurbishment of the Canoe dock.
4. Resolve matters involving City of New Bern regarding electric service.

Goals 3—To encourage community involvement in HOA committees

1. Continue to seek new volunteers for standing committees.
2. Consider community picnic to introduce new park amenities.

Goal 4—To promote effective communication with residents

1. Maintain use of Taberna Tribune as communications vehicle to reach all residents.
2. Continued improvement to HOA web site



Date: Tuesday, January 4, 2011 9:32 PM
From: j.serumgard@suddenlink.net
To: Ren Klawson <srklaw@embarqmail.com>
Subject: Re: Tree Cutting In Todd Denson Park Wetlands

Ren:

This is the culmination of the upgrade to Todd Denson Park that was approved by the HOA Board last year. The proposal was to open up a window into the playground area of the park to provide greater visibility and a greater sense of security for parents and kids using the playground. Completion of this part of the plan was delayed until winter to reduce possible exposure to snakes. The window effort is a work in progress and will be monitored by the ad hoc Park committee and Buildings and Grounds, as well as the Board.

Although it is not the intention to remove any trees, we understand that we can trim vegetation in a wetlands area provided we do nothing to disturb the water flow. The intention is only to increase visibility into and out of the playground area as a security measure. It certainly will not be a wholesale clearing of any area.

Thank you for your interest in the park. We have been extremely pleased by the substantial increase in residential use of the park as a result of the upgrades made last year.

We look forward to the guidance of your canoe dock committee to provide similar improvements that will make the canoe dock area an even better amenity for Taberna.

Regards,

John Serumgard

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John Serumgard
j.serumgard@suddenlink.net
Check this out!
<http://www.tabernacares.org>

----- Ren Klawson <srklaw@embarqmail.com> wrote:

> John:

> I noted on my walk the other day the cutting of trees in the wetlands. Checked the President's Message in the Tribune but saw no mention of approvals to do this. Needless to say many people have concerns about this but probably did not speak up. What is the plan? Is it really necessary?

> Thanks, Ren Klawson



Date: Wednesday, January 5, 2011 11:57 AM
From: wrobertcomes@aol.com
To: j.serumgard@suddenlink.net
Subject: Cutting

I 'am pleased to see the cutting along the entrance to the park. In addition to greater visibility it allows air to circulate under the board walk to help keep it dry and lessens deterioration and costly replacement. WRC



Date: Tuesday, January 4, 2011 10:06 AM
From: pbnjweller@aol.com
To: tabmail@nine.pairlist.net
Subject: [TabMail] TABEARNA Homecoming

Please save the date, January 15 at 2:00 pm, to join the community to Welcome Home our TABEARNA. He will be placed in his new home (on the right as you enter Taberna) earlier in the week but we would like all his friends to come out Saturday to visit him and get a good photo of TABEARNA and his friends. Light refreshments will be served.

We hope to see you there!

TABEARNA Bear Project Committee

TabMail mailing list
TabMail@nine.pairlist.net
<http://nine.pairlist.net/mailman/listinfo/tabmail>

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Walter W. Smith
101 Valais Court
New Bern, North Carolina 28562

John Serumgard, President THOA

112 Sursee Court

New Bern, North Carolina 28562

Dear John,

Congratulations to you as our new President. I read your message in the current "Taberna Tribune" and your request for suggestions on a possible calming measure for speeders on Neuchatel Road.

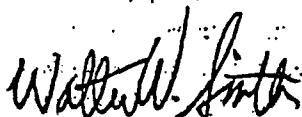
I live on the corner of Valais Court and Neuchatel Road and I agree that traffic on Neuchatel is a concern not only to Neuchatel Residents, but a problem to the streets connecting with this road – Valais Court, Neuchatel Court, Biel Lane and Vaud Court.

I have a suggestion that could solve the speeding vehicles on Neuchatel without speed bumps. I go to my mailbox each morning between 6:30 and 7:00 to get my newspaper and observe the speeders. It is the same cars every day going and coming. I identify the silver BMW, light blue Buick, red pickup truck, etc. I see the several elementary school kids standing on the corner of Biel Lane and Neuchatel and pray that none of them venture out on the street while waiting for the bus.

A police officer in an unmarked car would quickly resolve the problem by issuing speed tickets to the speedsters. It would be as easy as shooting fish in a barrel and less expensive than installing speed bumps. Hitting the pocket books should have an immediate result because it is the same cars every day. The past practice of leaving a police vehicle unmanned was totally useless. This is also a problem in the afternoon. It would need to be at random times and days to have this officer and not one that the speeders could become use to, but definitely on a very frequent basis.

Our Alderman, Denny Bucher should be receptive to making this happen since he lives in Taberna and represents our residents. The concerned residents that live in this area would certainly appreciate your efforts.

Sincerely,



Walter W. Smith



Date: Tuesday, January 4, 2011 2:19 PM
From: tere <terotero@duganotero.com>
To: j.serumgard@suddenlink.net
Subject: traffic calming - Neuchatel

This is in response to your request for comments regarding the consideration of speed bumps as a measure to slow down traffic in Neuchatel.

Most of Neuchatel has a sidewalk on one side of the street but one end of the street is completely devoid of walks, which is the reason for a 25mph speed limit. Our street is not a shortcut to any other street, so it follows that traffic on this street is mainly its residents. It is in fact our neighbors that are putting us and our children in harm's way by ignoring the posted speed limit. If our neighbors are failing to obey the speed limit and thereby choosing to break the law, we should be able to request the help of the Police to monitor traffic a few times a week at different times of day. That should modify the offenders behavior, avoid incidents and generate income for the City (especially since the Police could do this every couple of months since people have short memories).

I understand the concern about fast moving vehicles on our street as there are numerous children and pedestrians on the road but it is very disingenuous to think a speed bump or two would resolve the problem as I have seen plenty of drivers "fly" through speed bumps.

By the way, I thought you'd like to know that in the days following receipt of your article on the Taberna Tribune, traffic seemed to have slowed down.

Thanks for serving our community.

Regards,

Tere Otero

119 Neuchatel Road



Taberna Home Owners Association

2011 Meeting Schedule

January	January 5
February	February 2
March	March 2
April	April 6
May	May 4
June	June 1
July	July 6
August	August 3
September	September 7
October	October 5
November	November 2
December	THOA Annual Meeting TDB

Note: All meetings (except the THOA Annual Meeting) will be held at the THOA offices, starting at 5:30 pm.