

TABERNA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING



July 31, 1997
5:00 p.m.

In Attendance: Taylor Downey, President; Sherwood Crawford, Secretary;
Robert O'Donnell, Member-at-Large

The meeting was called to order by Taylor Downey, President.

Mr. O'Donnell conveyed some concerns which have been expressed to him by other Taberna property owners. The following issues were discussed:

1. **Fencing** - Some questions have arisen concerning the architectural integrity of some of the fences. Taylor stated that all fences are in compliance with the covenants at this time. He noted that WRECO can encourage homeowners to screen fences with shrubbery
2. **Exterior & Size of Homes** - Mr. O'Donnell stated that some concerns had been expressed regarding the size and exterior finishing of some of the homes. Taylor noted that all homes in Taberna are in compliance with the covenants. WRECO's careful Architectural Review process insures that a home will not detract from the overall neighborhood or lower property values. He noted that sometimes landscaping can help homes blend in.
3. **Homes without Grass** - Mr. O'Donnell expressed the concern of some property owners that there were yards which have not yet been grassed. Taylor stated that different people are in different time frames as far as their landscaping goes. WRECO is encouraging people to sod and is monitoring those owners who are not maintaining their yards. He further stated that Doug Hylton is doing a good job of Architectural Review and following up on covenant violations.
4. **Empty Lots that are not Being Maintained** - Mr. O'Donnell mentioned that some homeowners are concerned about lots which adjoin their property which are not being maintained. Taylor stated that WRECO maintains its own lots. At this time there are letters in second issuance to lot owners to advise them that we will mow their lots if they do not. WRECO is considering a different policy in the Fall. This new policy may involve a deadline (e.g., by 10/1/97, you must have your lot cut).
5. **Cable** - Mr. O'Donnell stated that some property owners are concerned about the installation of cable lines across their property, especially those who have extensive landscaping. Taylor stated that WRECO has been attempting to work with the cable company for some time. They have not kept us informed as to their plans for cable installation in Taberna. WRECO has worked with them for three years to try to get them to install their lines at the same time as other utilities. The cable company has not communicated anything for several years. Recently, they arrived with little to no advance notice and began installation. Taylor stated that he would be happy to call

Stan Iradi of Multimedia Cable on behalf of the residents who are concerned about the quality of installation.

6. **Police Cars** - Mr. O'Donnell expressed concern that there are too many police cars parked in one street in Taberna. Taylor stated that he would speak to the officers about more appropriate places for them to park their off-duty vehicles. He also noted that these cars provide some extra security for Taberna residents.
7. **Contractors Building Sites** - Mr. O'Donnell stated that some residents are concerned about the debris on some of the construction sites. Taylor noted that all contractors are required to have dumpsters on site and WRECO encourages keeping a clean site.
8. **Large Trucks Parked in Front of Houses** - Mr. O'Donnell stated that some residents do not like having large trucks parked in front of their homes overnight. Taylor stated that residents need to call our office when something like that happens, because many times the truckers may not work for us and we can contact the company and ask that they not park on our streets. Residents are encouraged to call whenever there is a problem.
9. **Basketball Nets** - Mr. O'Donnell expressed concern over basketball nets. Taylor stated that the Architectural Review should be involved in all exterior additions. It is the goal of the Review to try to put them where they are the least offensive to adjoining homes. He also stated that the HomeOwners Association may, at some point, have a large open area for sports/gatherings, etc. As for basketball goals, swing sets, etc., the policy is that they are not prohibited; they are controlled.
10. **Traffic Light at Entrance** - Mr. O'Donnell wondered when the traffic light on Highway 70 will be installed. Taylor noted that plans are to install the light in December.
11. **Dead Trees on Berm** - Mr. O'Donnell noted that some of the trees planted on the berms have died. Taylor stated that there will be a certain amount of loss with a large landscaping project. He is aware of this problem and will address it.
12. **Irrigate the Berm Areas** - Mr. O'Donnell wondered if it might be possible to irrigate the berm areas. Taylor will look into this possibility.

The 1997 Budget was discussed. Expenditures and revenues were discussed. HomeOwners annual dues were explained by Taylor. The annual dues for Taberna property owners are \$50.00 per month. There is a special \$25.00 supplement for homesites on the lake. These funds go toward maintenance of the lake. Capital reserve will not be funded this year.

Taylor stated that the police would like to start a Community Watch Program in Taberna. The HomeOwners Association would be a good venue for them to initiate this program. Mr. O'Donnell concurred that this would be a good idea.

Taylor stated that WRECO would like to form an Associate Architectural Review Committee to review exterior changes that arise after the completion of a home. Mr.

O'Donnell expressed his agreement with this plan and volunteered to serve on the committee.

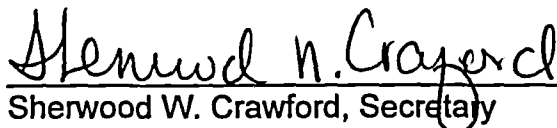
Mr. O'Donnell requested that the next HOA general meeting be held in the evening.

The Board of Directors voted to approve a change in the supplemental dues for the Boleyn Creek Villa area as follows:

The supplemental dues as described in the Amendment to the Protective Covenants Taberna Boleyn Creek Subdivision will be pro-rated, due and payable on the date of the issuance of the certificate of occupancy for the residential dwelling. Supplemental dues for undeveloped lots will be waived until the Certificate of Occupancy since the major expense covered is for individual lawn maintenance. Any homesite not built upon within the required one year time period, however, will be charged the full supplemental dues beginning the first day following the twelfth month since taking title to the property. Regular annual dues to the Taberna HomeOwners Association will be paid as required by the Covenants.

The meeting was adjourned.

Respectfully submitted,



Sherwood W. Crawford, Secretary