



July Minutes – 2013
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
July 23, 2013

Board Members Attending

James Dugan	President
Gene Sharer	Vice-President
Paul Tracewell	Treasurer
Craig Baader	Asst. Treasurer
Louise Vondran	Secretary
Nick D'Alessandro	Asst. Secretary
Joe Kelly	Member at Large

Committee Members Attending

Joe Kelly
Dick Turner

Guests Attending

Birdie Grignon
Sue McCarthy

CAS Attending

Brooke Baughn, Community Manager

Call to Order

The meeting was called to order at 3:00 p.m. by James Dugan, President

Roll Call of Members Present

- A roll call conducted by Louise Vondran determined that a quorum was present

Minutes Review/Approval

- There were no objections or corrections to the June minutes. The following motion was approved by the Board:
MOTION to approve the June minutes as presented

Architectural Control Committee Report

Dick Turner reported that there were 8 unique changes approved as follows:

- | | |
|----------------------------------|-----------------------------|
| • extend an existing patio | • install an in-ground pool |
| • add stairs to an existing deck | • cover an existing pergola |
| • screen in an existing porch | • remove a damaged tree |
| • construct a new deck | • install a satellite dish |

Buildings & Grounds Committee Report

- Joe Kelly reported that the Taberna Landscape bidding contracts have been mailed out and are due back by August 15th
- Joe received an email from a homeowner at One Taberna Way regarding the trimming and removal of growth. Joe will get back to the homeowner and let her know that he will have our landscape contractor address her issues

- An owner on Neuchatel Rd. wants the bushes bordering her property cut down to 6 feet. Joe will have the existing landscape contractor cut these bushes as requested and will incorporate the amount charged into next year's budget
- A property owner on Emmen Rd. wants bush hogging cut to ½ acre instead of ¼ acre. Joe will inform her of the additional cost (\$73 vs. \$36) and if she approves this increase he will make the necessary arrangements

Finance Committee

- Craig Baader reported that there was no meeting in June
- There was a brief discussion regarding how to handle the accounting of some expenses in the 2014 budget

Naturpark Committee

- Ren Klawson requested signage for the canoe dock area. The Board addressed this issue previously and determined that the proposed signage is unenforceable
- There was a report of vandalism at the canoe docks which is being addressed by Committee members

Crime Watch Committee

Sue McCarthy reported the following regarding National Night Out

- The storage facility did not contain any tents or tables as previously reported
- Signs have been printed notifying people of the traffic pattern for the event
- Hot dogs have been donated – buns, chips and ice cream will be purchased
- A 20x20 tent will be loaned for the event. Craig Baader will help put up the tent on the morning of the event and tables will be donated for the day

Treasurer's Report

Paul Tracewell reviewed the Operating Reports in detail. Paul also reported:

- In the future interest earned on CDs will be credited on the balance sheet as it is earned
- Brooke Baughn conducted an analysis on 5 accounts falling in the "prepaid" category. Refunds will be issued to two homeowners. The remaining accounts will be handled as appropriate once the analyses are completed
- Negotiated Options, Naturpark and Legal Fees are currently over budget. Brooke will look into miscellaneous legal fees as they pertain to the review of existing files and lien payment receipts
- Paul will be purchasing some 12-month CDs in the month of August

Manager's Report

- The Covenant Enforcement Report and the status of collections were reviewed
- Brooke will send a Hearing Letter to the property owner who has not addressed the downed tree limb on his Emmen Rd. property. The letter will inform the owner of the amount it would cost to have the THOA remove the limb and ask if he would accept this option or would prefer to proceed to a formal hearing

- A Hearing Letter will be sent to the property owner who has yet to address the power washing issues with his home

Unfinished Business

- Wetlands Discussion: A wetlands opinion has been received from the attorney. Letters have been sent to known violators and clarification of this issue will appear in the President's Letter in the next edition of the Taberna Tribune. All landscape projects require the approval of the Architectural Control Committee
- TCC – Touchstone: Joe Kelly will act as liaison between the Taberna Country Club and the THOA as it relates to property maintenance. Joe will contact Dale Snellman around mid-August to discuss this relationship
- Taberna Landing Paving Project: A special meeting was held on July 2nd with the affected homeowners. Minutes of this meeting are attached. As a result of the lack of follow-up, Brooke will send a letter to each of the homeowners involved informing them that the paving will take place as originally planned as soon as the contractor can put us back onto their schedule. Included in this letter will be notification that there may be a special assessment in order to recoup any costs incurred as a result of the earlier actions taken by the homeowners. Every effort will be made to notify the homeowners in advance of the date of the paving

New Business

Several changes regarding resignations, appointments and additions to Committees were reported as follows:

- Buildings & Grounds: Ron McCausland resigned due to relocation
- Welcome Committee: Jay Valentine resigned due to his advancing age and Ron McCausland resigned due to relocation. Ellen Watson was appointed as Chair and Liz D'Alessandro was added to the Committee

The following motion was approved by the Board:

MOTION to approve the above changes and additions to these Committees

Birdie Grignon raised the following questions:

- Could she reserve Todd Densen Park for a potential political event? The Board reported that she could hold the event in a roped off area but could not close the park to other residents of Taberna
- Could she organize a community-wide yard sale? The Board informed her that this is against Covenants and that the Board is authorized according to the Covenants to make rulings regarding their interpretation specifically as it relates to traffic control and interruptions to the neighborhood

Announcements

The next meeting is scheduled for 3:00 p.m. Tuesday, August 28th, 2013

Adjournment

The meeting was adjourned at approximately 5:15 p.m.



Meeting Minutes

Special Board of Directors Meeting with Taberna Landing Homeowners
Taberna Master Homeowners Association, Inc.

July 2, 2013

Board Members Attending

James Dugan	President
Gene Sharer	Vice-President
Paul Tracewell	Treasurer
Craig Baader	Asst. Treasurer
Louise Vondran	Secretary

Homeowners Attending

Joe Ghahari
Tim Klaumann
Pat Major
Donna Siegmund

Call to Order

The meeting was called to order at 7:00 p.m. by James Dugan, President

Introductions

A self-directed introduction of meeting attendees took place

Special Orders

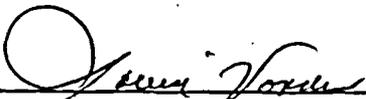
The meeting was entirely dedicated to the Taberna Landing Road Paving Project

- Jim Dugan reviewed the master covenants and the amendments particular to Phase 4 development
- An explanation of sub-association amendments ensued
- For purposes of understanding it was agreed that "private" was used to distinguish the Taberna Landing access road from City roads within Taberna
- The current Reserve Schedule and the state of funding for this project was reviewed
- The bidding process was reviewed and selection of the contractor was discussed
- It was pointed out that the homeowners may incur the cost of set-up charges as a result of halting work on the project
- The question of making this road a City road was discussed in detail. It was explained that on two previous occasions the THOA approached the City inquiring regarding this. On both occasions it proved to be neither financially nor realistically feasible to do so. Joe Ghahari reported that he has been in personal contact with the City and was optimistic that the City would indeed take over responsibility for this road. He requested that he be given time to receive the answer from his contact which he stated was due within the next couple of weeks. The Board approved the following motion:
 - MOTION to allow Joe Ghahari until July 20th to receive a response from the City and report back to the Board

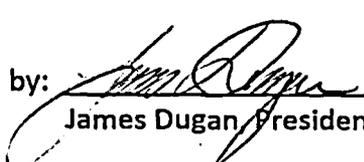
Adjournment

The meeting was adjourned at approximately 7:45 p.m.

Approved by the Board of Directors:

Submitted by: 
Louise Vondran, Secretary

Date: 8-27-13

Approved by: 
James Dugan, President

Date: 27 Aug 2013



Taberna Master Homeowners Association, Inc.

Monthly Board of Directors Meeting

Tuesday, July 23, 2013

Agenda

Call to order (3:00 pm):

James Dugan, President

Roll call of members present:

Louise Vondran, Secretary

Establish a quorum

Introduction of others present

Minutes of last meeting:

Louise Vondran, Secretary

Committee reports:

Architectural Control Committee

Richard Turner, Chair

Building and Grounds Committee

Joe Kelly, Chair

- Taberna Landscape Contracts

Finance Committee

Craig Baader, Chair

Naturpark Committee

Ren Klawson, Chair

Crime Watch Committee

Sue McCarthy, Chair

- National Night Out – August 6th

Officer and Community Manager Reports:

Treasurer's Report

Paul Tracewell, Treasurer

Manager's Report

Brooke Baughn, Community Manager

- Covenant enforcement activity
- Status of liens, judgments, and payments

Special orders – (Important business previously designated for consideration at this meeting):

Unfinished business:

- Wetlands Discussion
- TCC –Touchstone
- Taberna Landing Paving Project

Board Members, CAS
TCC Liaison Committee
Joe Kelly

New business:

- Appointments, Resignations, and/or Drops to Committees
- Building & Grounds Committee – Joe Kelly, Chair
(R) Ron McCausland, (D) Phil Weller
- Welcome Committee – Board
(R) Jay Valentine, (R) Ron McCausland, (A) Liz D'Alessandro; Appoint Ellen Watson as Chair

Announcements:

- Confirm Next Meeting: 3:00 pm, Tuesday, August 28, 2013

Adjournment:

TREASURER'S REPORT

BOARD MEETING – JULY 23, 2013

OPERATING REPORTS: 6/30/13 Operating reports were submitted by CAS to all board members for review. These reports have been submitted to the Finance Committee for their review and approval. The following items requiring corrections or areas requiring further analysis were communicated to CAS by the Treasurer on 7/15:

- Landscape payment of \$4780.00 should be coded to 6001 instead of 6020.
- Prepay of \$310.00 on Master belongs on Abbington Woods past due account.
- Reserve transfers entered on General Ledger were either not processed on bank account or processed incorrectly.
- CAS was advised to bill lot owners for annual cost of front lot mowing and 2nd bush hogging cost and issue appropriate payments to contractor.
- Interest received on CD's by banks has not been credited to our financial statement accounts. Lou to correct on July statements.
- Requested an analysis of 5 prepaid accounts to determine reasons.

A recap of the June Income Statement is attached for your review.

Comments regarding Operating reports:

Expenses: Taberna Master and Sub-Associations: Expenses are being managed within the overall budget. Individual accounts that are exceeding budget are:

- Master – 06005 – Negotiated Options - 06081 Naturpark – 07040 – Legal Fees

Accounts Receivable:

	6/30/13	5/31/13	PRIOR YEAR
• Taberna Master	12,015.79	11,964.86	(9 accts. @ Attorney \$9427.50)
• Abb. Woods	2,749.27	2,744.27	-0-
• Boleyn Creek	520.00	740.00	-0-
• O.T.W.	3,105.00	3,105.00	(1 acct. at Attorney - 3105.00)
• Tab. Landing	20.00	270.00	-0-
Total	18,410.06	18,824.13	

Those accounts with balances still unpaid from last year account for \$12,532 of total receivables or 68.1% (Includes current year dues, late fees and attorney fees)

BANK ACCOUNTS: See attached financial report for account balances as of 6/30/13. Alliance Financial Services (Bank of Nevada) is the primary operating account – We also have added an account with their Torrey Pines Bank (Alliance Financial Services) for the Master Operating Fund so we don't exceed the \$250,000 FDIC amount at any one institution. Funds in this account will be transferred back to the Bank of Nevada operating account as needed to meet monthly obligations. A transfer of \$20,000 was made during July. Alliance also maintains reserve accounts for all communities as well as the emergency fund currently in money market accounts. North State Bank holds operating CD's for Taberna Master Operating and reserve accounts for the master and all sub communities except Taberna Landing. BB&T holds a reserve CD for OTW. Vantage South Bank also holds reserve CD's. The market CD's at S&S will be converted as they mature with one for \$2000 maturing in August. All individual bank balances are under the \$250,000 FDIC insured amount. All of Taberna's investments are in FDIC insured CD's or money market accounts.

BANK RECONCILEMENT: See attached reconciliation of bank balances to ledger balances as of 6/30/13.

EMERGENCY FUND: The balance stands at 42,106 as of 6/30/13.. The remaining 8,000 is scheduled for the 2014 budget. This will bring the fund back to the established goal of 50,000.

HOA INVOICES: As of 7/23/13, all invoices received by the Treasurer have been submitted to CAS for processing.

CD PURCHASES – No purchases were made during the month of June. Will review rates for purchase of 1 or 2 year certificates in August with funds in the Alliance money market accounts.

2014 BUDGETS – The finance committee and the treasurer will begin the 2014 budget process during the month of July. We will also be doing a review of the reserves to determine if any adjustments need to be made to the reserve contributions.

ACCOUNTS WITH CREDIT BALANCES: Review to determine action to be taken.

THOA BANK ACCTS.	INSTITUTION	TYPE ACCT.	MASTER	EMERG.	AB. WOODS	B. CREEK	O.T.W.	T. LANDING	TOTAL
6/30/2013									
	ALLIANCE FINANCIAL(BANK OF NEVADA)	OPERATING	\$7,769.47	\$0.00	\$14,751.56	\$5,749.99	\$9,024.56	\$1,570.03	\$38,865.61
	ALLIANCE FINANCIAL (IN TRANSIT)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	LESS OUTSTANDING CHECKS	OPERATING	(\$1,734.15)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,734.15)
	LESS TRANSFER TO RESERVES		\$0.00	\$0.00	(\$516.68)	(\$80.50)	(\$676.00)	(\$147.50)	(\$1,420.68)
	ALLIANCE FINANCIAL (TORREY PINES BANK)	OPERATING	\$100,121.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,121.01
	NORTH STATE BANK	OPERATING	\$61,083.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,083.63
	LESS ACCRUED INTEREST NOT PAID	OPERATING	(\$1,083.63)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,083.63)
	TOTAL OPERATING		\$166,156.33	\$0.00	\$14,234.88	\$5,669.49	\$8,348.56	\$1,422.53	\$195,831.79
	BB&T	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$8,836.50	\$0.00	\$8,836.50
	LESS UNRAEALIZED GAINS		\$0.00	\$0.00	\$0.00	\$0.00	(\$17.64)	\$0.00	(\$17.64)
	NORTH STATE BANK	RESERVE	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$106,500.00
	SCOTT & STRINGFELLOW	RESERVE	\$19,409.13	\$10,044.53	\$5,041.61	\$2,009.52	\$17,089.46	\$0.00	\$53,594.25
	LESS UNREALIZED GAIN	RESERVE	(\$50.78)	(\$6.81)	(\$13.10)	(\$3.82)	(\$34.17)	\$0.00	(\$108.68)
	VANTAGE SOUTH BANK	RESERVE	\$18,060.66	\$7,524.45	\$4,013.04	\$0.00	\$13,042.38	\$0.00	\$42,640.53
	LESS UNREALIZED GAIN	RESERVE	(\$60.66)	(\$24.45)	(\$13.04)	\$0.00	(\$42.38)	\$0.00	(\$140.53)
	ALLIANCE FINANCIAL(BANK OF NEVADA)	RESERVE	\$36,980.16	\$9,568.47	\$6,607.09	\$3,026.72	\$16,237.78	\$24,747.06	\$97,167.28
	TRANSFER FROM OPERATING TO RESERVES	RESERVE	\$0.00	\$0.00	\$516.68	\$80.50	\$676.00	\$147.50	\$1,420.68
	ALLIANCE FINANCIAL- IN TRANSIT	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL RESERVES		\$134,338.51	\$42,106.19	\$26,152.28	\$6,612.92	\$75,787.93	\$24,894.56	\$309,892.39
	TOTAL FUNDS		\$300,494.84	\$42,106.19	\$40,387.16	\$12,282.41	\$84,136.49	\$26,317.09	\$505,724.18
				\$0.00					
2013	LEDGER VS. BANK BAL								
6/30/2013		TABERNA	ABBINGTON	BOLEYN	ONE TABERNA	TABERNA		TOTALS	
		MASTER	WOODS	CREEK	WAY	LANDING			
	BEGINNING LEDGER BAL.	\$188,725.91	\$16,903.83	\$6,204.50	\$5,724.02	\$1,584.92		\$217,143.18	
	REVENUE	\$1,942.29	\$2,137.97	\$920.49	\$3,300.54	\$250.11		\$8,551.40	
	EXPENSES	(\$22,511.87)	(\$4,806.92)	(\$1,455.50)	(\$676.00)	(\$412.50)		(\$29,862.79)	
	ENDING LEDGER BALANCE	\$166,156.33	\$14,234.88	\$5,669.49	\$8,348.56	\$1,422.53		\$195,831.79	
	NORTH STATE BANK	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00		\$60,000.00	
	ALLIANCE BANK (BANK OF NEVADA)	\$7,769.47	\$14,751.56	\$5,749.99	\$9,024.56	\$1,570.03		\$38,865.61	
	ALLIANCE BANK (TORREY PINES BANK)	\$100,121.01	\$0.00	\$0.00	\$0.00	\$0.00		\$100,121.01	
	DEPOSITS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	LESS OUTSTANDING CKS.	(\$1,734.15)	\$0.00	\$0.00	\$0.00	\$0.00		(\$1,734.15)	
	TRANSFERS IN TRANSIT	\$0.00	(\$516.68)	(\$80.50)	(\$676.00)	(\$147.50)		(\$1,420.68)	
	ENDING BANK BALANCE	\$166,156.33	\$14,234.88	\$5,669.49	\$8,348.56	\$1,422.53		\$195,831.79	

INCOME STATEMENT YTD	6/30/2013	MASTER	EMERG.	AB.WOODS	B.CREEK	O.T.W.	T.LANDING	TOTAL
TOTAL REVENUE		\$215,542.93		\$25,723.27	\$9,317.75	\$14,562.89	\$3,015.20	\$268,162.04
BUDGETED REVENUE		\$211,765.00		\$24,800.00	\$9,200.00	\$14,400.00	\$3,000.00	\$263,165.00
TOTAL EXPENSES		\$115,533.63		\$24,269.27	\$8,718.89	\$11,097.65	\$2,761.18	\$162,380.62
BUDGETED EXPENSES		\$122,785.50		\$24,870.02	\$9,266.98	\$14,774.02	\$3,065.00	\$174,761.52
NET INCOME/(LOSS)		\$100,009.30		\$1,454.00	\$598.86	\$3,465.24	\$254.02	\$105,781.42
ACCTS. RECEIVABLE OUTSTANDING (INCLUDES LATE FEES)	6/30/2013	\$12,015.79		\$2,749.27	\$520.00	\$3,105.00	\$20.00	\$18,410.06
ACTUAL NET INCOME/(LOSS)		\$87,993.51		(\$1,295.27)	\$78.86	\$360.24	\$234.02	\$87,371.36

TREASURER'S REPORT - INVESTMENTS

INVESTMENT ACCOUNTS	AS OF	6/30/2013	TERM	ISSUE DATE	MAT. DATE	INT. RATE	T. MASTER OPERATING	T. MASTER RESERVE	T. EMERG RESERVE	AB. WOODS RESERVE	B. CREEK RESERVE	O.T.W. RESERVE	T. LANDING RESERVE	TOTAL ALL	EARLY W/D PENALTY
	4/30/2013	NUMBER													
CERTIFICATES OF DEPOSIT															
BB&T		CD 7087	28 M	1/16/2012	5/16/2014	0.300%								\$8,836.50	180 DAYS
LESS UNREALIZED GAIN														(\$17.64)	\$0.00
TOTAL BB&T CD'S							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,818.86	\$0.00	\$8,818.86	
NORTH STATE BANK		CD 7191	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7192	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7193	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7501	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7502	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7503	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7504	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7505	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7506	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7507	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7508	48 M	10/18/2012	10/18/2016	1.090%				\$10,000.00					90 DAYS
NORTH STATE BANK		CD 7509	48 M	10/18/2012	10/18/2016	1.090%					\$1,500.00				90 DAYS
NORTH STATE BANK		CD 7510	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
NORTH STATE BANK		CD 7511	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
LESS UNREALIZED GAIN							(\$1,083.63)								
TOTAL NORTH STATE CD'S							\$60,000.00	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$166,500.00	
SCOTT & STRINGFELLOW		02587DFTD	24 M	11/3/2011	11/4/2013	1.150%		\$15,039.30							N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%		\$4,011.48							N/A
SCOTT & STRINGFELLOW		38143AHDO	24 M	1/18/2012	1/21/2014	1.050%			\$2,006.74						N/A
SCOTT & STRINGFELLOW		0258DFTD	24 M	11/3/2011	11/4/2013	1.150%				\$5,013.10					N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%					\$1,000.95				N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%					\$1,002.87				N/A
SCOTT & STRINGFELLOW		254670P48	24 M	8/17/2011	8/19/2013	0.850%						\$2,001.28			N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%						\$5,004.75			N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%						\$3,008.61			N/A
SCOTT & STRINGFELLOW		02587DHF8	24 M	11/23/2011	11/25/2013	1.100%						\$7,019.53			N/A
LESS UNREALIZED GAIN								(\$50.78)	(\$6.74)	(\$13.10)	(\$3.82)	(\$34.17)	\$0.00		
TOTAL S&S CD'S								\$19,000.00	\$2,000.00	\$5,000.00	\$2,000.00	\$17,000.00	\$0.00	\$45,000.00	
VANTAGE SOUTH BANK		*09-1	48M	2/15/2013	2/15/2017	1.050%		\$10,034.58							60-90-360 DAYS
VANTAGE SOUTH BANK		*89-1	48M	2/15/2013	2/15/2017	0.990%		\$8,026.08							60-90-360 DAYS
VANTAGE SOUTH BANK		*77-1	48M	2/15/2013	2/15/2017	0.990%			\$5,016.30						60-90-360 DAYS
VANTAGE SOUTH BANK		*72-1	48M	2/15/2013	2/15/2017	0.990%			\$2,508.15						60-90-360 DAYS
VANTAGE SOUTH BANK		*23-1	48M	2/15/2013	2/15/2017	0.990%				\$4,013.04					60-90-360 DAYS
VANTAGE SOUTH BANK		*27-1	48M	2/15/2013	2/15/2017	0.990%						\$5,016.30			60-90-360 DAYS
VANTAGE SOUTH BANK		*95-1	48M	2/15/2013	2/15/2017	0.990%						\$5,016.30			60-90-360 DAYS
VANTAGE SOUTH BANK		*17-1	48M	2/15/2013	2/15/2017	0.990%						\$3,009.78			60-90-360 DAYS
LESS UNREALIZED GAIN								(\$50.66)	(\$24.45)	(\$13.04)				(\$42.38)	
TOTAL VANTAGE SOUTH CD'S								\$18,000.00	\$7,500.00	\$4,000.00	\$0.00	\$13,000.00	\$0.00	\$42,500.00	
MONEY MARKET ACCTS.															
SCOTT & STRINGFELLOW		M/M					\$0.00	\$358.35	\$8,037.72	\$28.51	\$5.70	\$55.29	\$0.00	\$8,485.57	
ALLIANCE		M/M					\$0.00	\$36,980.16	\$9,568.47	\$6,607.09	\$3,026.72	\$16,237.78	\$24,747.06	\$97,167.28	
ALLIANCE - IN TRANSIT							\$0.00	\$0.00	\$0.00	\$516.68	\$80.50	\$676.00	\$147.50	\$1,420.68	
TOTAL RESERVE							\$0.00	\$134,338.51	\$42,106.19	\$26,152.28	\$6,612.92	\$75,787.93	\$24,894.56	\$309,892.39	
TOTAL OPERATING							\$60,000.00							\$60,000.00	
GRAND TOTAL														\$369,892.39	

CD'S BY MATURITY DATE	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2014	2015	2016	2017			
	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC							
RESERVE ACCOUNTS:																	
TABERNA MASTER									19,000				60,000	18,000			
TAB. EMERGENCY FUND											2,000		15,000	7,500			
ABBINGTON WOODS									5,000				10,000	4,000			
BOLEYN CREEK							1,000		1,000				1,500				
ONE TABERNA WAY						2,000	5,000		10,000		8,818		20,000	13,000			
TABERNA LANDING																	
OPERATING ACCTS:																	
TABERNA MASTER OPR.													60,000				
TOTAL	0	0	0	0	0	2,000	6,000	0	35,000	0	10,818	0	166,500	42,500			262,818

Chart for Taberna Master Homeowners Association, Inc.

130500

Future Action

Debtor(s)

Demand

Claim of Lien Filed

Property Description

Notes

Debtor(s)	Demand	Claim of Lien Filed	Property Description	Notes	Future Action
Dorrman, Robert	05.22.2013	06.17.2013	417 Neuchatel Road	06.17.2013 Eric Dorrman signed for Certified Return Receipt re Claim of Lien	Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
Flager, Thomas L.	05.22.2013	06.17.2013	302 Taberna Circle	07.15.2013 Received Certified Mail containing Claim of Lien "Return to Sender, Unclaimed"	Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
s, Eunice Hargrave and Almoses	05.22.2013	06.17.2013	207 Nydegg Road	07.19.2013 Check received by Association from Ms. Blair in the amount of \$1,043.85.	Once payment clears, please notify our office so that we can cancel the Claim of Lien.
, Allard W. and Judy K.	06.14.2013	07.10.2013	119 St. Gallon Court	07.15.2013 Judy K. Lamm signed for Certified Return Receipt for herself and Mr. Allard Lamm re Claim of Lien	Association has up to three years from the date of filing to enforce the Claim of Lien. Despite efforts to resolve the Judgement and our separate Claim of Lien, we have received no response from the Lamms. Based on the Association's prior authorization, we will proceed with execution on the Judgment.

, Daniel J. and Victoria L.

10.03.2012

111 Ticino Road

A Claim of Lien was filed on 10/3/12 for \$447 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo and Stern files, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$282. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of the Gilkeys, the association can still seek to collect that sum from them personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowners.

Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.

Russo, Deirdre E.		10.03.2012	128 Tuefen Road	<p>A Claim of Lien was filed on 10/3/12 for \$435 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 1/1/12 and 8/31/12. Paragraph 6.G of the restrictive covenants states that: [A]ny lien for dues unpaid shall be filed within nine (9) months after the due date of the payment of such assessment. The due date shall be the first day of the fiscal year of the Association, as to annual dues and Supplemental Dues...</p> <p>Assuming the client's fiscal year begins on January 1 each year, the Claim of Lien was filed late in regards to the \$270 sum that fell due on 1/1/12. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Russo and the association can still seek to collect that sum from her personally. The potential late filing issue is a defense, not an outright bar to the filing of the Claim of Lien. Unless and until the homeowners raise this</p>	<p>Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.</p>
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ern, Andrea Levinson		10.03.2012	500 Taberna Way	A Claim of Lien was filed on 10/3/12 for \$455 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo file, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$290. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Stern, the association can still seek to collect that sum from her personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowner.	Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
Beauchamp, Mary J.	06.18.2013		103 Uster Court	07.05.2013 Received check from Ms. Beauchamp in the amount of \$395 and sent to M. Stone	Account paid in full prior to the expiration of the 15-day demand period. As such, owner is not responsible for association's legal fees and expenses.
Chrise, John Eric	06.20.2013		405 Neuchatel Road	07.11.2013 Pursuant to Mr. Chrise's correspondence payments were mailed to Las Vegas address. Association confirmed payments received and all funds applied to Taberna Master HOA which created a surplus, this has been applied to Abbington Woods HOA dues.	We have followed up with Mr. Chrise re payment of account and need for proper identification of future payments to Abbington Woods and Taberna Master HOA for various properties.

Alfred N. and Katrina Ann		07.16.2013 Claim Against the Estate of Alfred N. Drago.	310 Neuchatel Road	Katrina Ann Drago date of death was 07.25.2012, no estate filed in Craven County; Alfred Nicholas Drago date of death was 12.23.2012, Estate filed in Craven County 12E883. Heirs are Paul S. Drago, Katrina L. Smith, Alfredo N. Drago, Jr. and Jennie M. Newman. 07.06.2013 Demand period expired for Abbington Woods dues. 08.06.2013 Demand period expires for Taberna Master HOA dues.	We filed a Statement of Claim against the Estate of Alfred Drago. We have issued demand letters to the Drago's heirs (now the owners of this property) for the Abbington Woods debt. The demand period has expired. We have also issued demand letters to the Drago's heirs for the Taberna Master HOA debt. Once the demand period expires, we will file one Claim of Lien for the entire debt due to the Master HOA and Abbington Woods. If the association receives payment (or accepts a payment plan) please let us know.
Schiffino, Joseph	06.20.2013		325 Neuchatel Road	07.06.2013 Demand period expired for Abbington Woods dues. 08.06.2013 Demand period expires for Taberna Master HOA dues.	We have issued demand letters for the Abbington Woods debt. The demand period has expired. We have also issued demand letters for the Taberna Master HOA debt. Once the demand period expires, we will file one Claim of Lien for the entire debt due to the Master HOA and Abbington Woods. If the association receives payment (or accepts a payment plan) please let us know.
on, Lester Gordon & ie Pike			904 Taberna Circle	07.26.2013 Demand period expires.	Demand has been made. Once the 15-day demand period expires for the Taberna Master HOA, we will proceed with our Claim of Lien. If payment is made or a payment plan is accepted from these homeowners, please let us know.

Violations Report - 7/22/13

Address	Owner Name	Summary	Create Date	CCR Code	Active
EMMEN ROAD					
305 EMMEN ROAD	JOHN & DORIS BERNARD	Yard Maintenance	6/8/2013	005	YES
FRIBURG ROAD					
120 FRIBURG ROAD	RUSSELL & VALERIE CLARK	Lot Maintenance	7/2/2013	007	YES
NEUCHATEL ROAD					
321 NEUCHATEL ROAD	CHARLES & JANICE MASON	Property maintenance	7/3/2013	006	YES
419 NEUCHATEL ROAD	SCHEPER & ASSOCIATES	Yard Maintenance	6/3/2013	005	YES
419 NEUCHATEL ROAD	SCHEPER & ASSOCIATES	Yard Maintenance	7/3/2013	005	YES
NYDEGG ROAD					
202 NYDEGG ROAD	JONATHAN P. METZ	Yard Maintenance	7/3/2013	005	YES
205 NYDEGG ROAD	MATTHEW & MELISSA HALTON	Yard Maintenance	7/3/2013	005	YES
207 NYDEGG ROAD	EUNICE HARRIS	Yard Maintenance	5/2/2013	005	YES
207 NYDEGG ROAD	EUNICE HARRIS	Yard Maintenance	5/22/2013	005	YES
207 NYDEGG ROAD	EUNICE HARRIS	Yard Maintenance	7/3/2013	005	YES
NYON ROAD					
118 NYON ROAD	JESSE & JUDY TEGTMEIER	Property maintenance	3/21/2013	006	YES
118 NYON ROAD	JESSE & JUDY TEGTMEIER	Property maintenance	7/3/2013	006	YES
TABERNA CIRCLE					
501 TABERNA CIRCLE	PHILLIP CARL TABOR, JR.	Property maintenance	5/22/2013	006	YES
501 TABERNA CIRCLE	PHILLIP CARL TABOR, JR.	Property maintenance	7/3/2013	006	YES
USTER COURT					
105 USTER COURT	FREDERICK & USA MERCIER	Basketball Goal and Picnic Table	7/3/2013	003	YES

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME							STATUS
902 TABERNA CIRCLE	ANDERSON	20.00	20.00	20.00	2865.50	2925.50		AT ATTORNEY
203 BADEN COURT	SIMMONS	20.00	20.00	20.00	1700.00	1760.00		AT ATTORNEY
111 TICINO ROAD	GILKEY	20.00	20.00	20.00	857.00	917.00		AT ATTORNEY
128 TEUFEN ROAD	RUSSO	20.00	20.00	20.00	845.00	905.00		AT ATTORNEY
119 ST. GALLEN COURT	LAMM	20.00	280.00	20.00	375.00	695.00		AT ATTORNEY
118 NYON ROAD	TEGTMEIER	20.00	20.00	20.00	575.00	635.00		AT ATTORNEY
417 NEUCHATEL ROAD	DORRMAN	20.00	195.00	20.00	355.00	590.00		AT ATTORNEY
302 TABERNA CIRCLE	FLAGER	20.00	195.00	20.00	355.00	590.00		AT ATTORNEY
310 NEUCHATEL ROAD	DRAGO	20.00	20.00	20.00	355.00	415.00		AT ATTORNEY
325 NEUCHATEL ROAD	SCHIFFINO	20.00	20.00	20.00	355.00	415.00		AT ATTORNEY
400 NEUCHATEL ROAD	JOHAOC	20.00	20.00	187.50	147.50	375.00		FINAL NOTICE
602 TABERNA CIRCLE	SINCLAIR	204.73	0.00	0.00	0.00	204.73		
111 BRUGG COURT	SAVAGE	204.00	0.00	0.00	0.00	204.00		
203 TABERNA CIRCLE	SPAID	204.00	0.00	0.00	0.00	204.00		
603 TABERNA CIRCLE	GOLOMB	204.00	0.00	0.00	0.00	204.00		
34 TABERNA WAY	WALSH	204.00	0.00	0.00	0.00	204.00		
118 TEUFEN ROAD	EBRON	195.00	0.00	0.00	0.00	195.00		
101 TEUFEN ROAD	PESTO	175.00	0.00	0.00	0.00	175.00		
208 NYON COURT	MEAD	169.00	0.00	0.00	0.00	169.00		
115 LUGANO ROAD	GRAY	168.00	0.00	0.00	0.00	168.00		
124 TEUFEN ROAD	VON VOIGT	166.00	0.00	0.00	0.00	166.00		
105 SURSEE COURT	TURNER	161.00	0.00	0.00	0.00	161.00		
114 LUGANO ROAD	BOOKOUT	158.00	0.00	0.00	0.00	158.00		
107 VAUD COURT	FINCK	146.00	0.00	0.00	0.00	146.00		
119 SURSEE COURT	WILLCOX	145.00	0.00	0.00	0.00	145.00		
120 FRIBURG ROAD	CLARK	140.00	0.00	0.00	0.00	140.00		
111 SURSEE COURT	WALCZAK	136.00	0.00	0.00	0.00	136.00		
205 APPENZELL LANE	WALLACE	132.00	0.00	0.00	0.00	132.00		
204 EMMEN ROAD	ILSLEY	132.00	0.00	0.00	0.00	132.00		
305 EMMEN ROAD	BERNARD	132.00	0.00	0.00	0.00	132.00		
506 EMMEN ROAD	O'GORMAN	132.00	0.00	0.00	0.00	132.00		
122 FRIBURG ROAD	MCLAWHORN	132.00	0.00	0.00	0.00	132.00		
123 FRIBURG ROAD	PALUMBO	132.00	0.00	0.00	0.00	132.00		
120 LUGANO ROAD	KIEFER	132.00	0.00	0.00	0.00	132.00		
404 MELLEN COURT	HEINZ	132.00	0.00	0.00	0.00	132.00		
116 MELLEN ROAD	MARTIN	132.00	0.00	0.00	0.00	132.00		
219 TICINO COURT	MCGANN	132.00	0.00	0.00	0.00	132.00		
114 TEUFEN ROAD	DUNKER	130.00	0.00	0.00	0.00	130.00		
115 SURSEE COURT	WILLCOX	129.00	0.00	0.00	0.00	129.00		
206 TICINO COURT	RUSSELL	129.00	0.00	0.00	0.00	129.00		
108 LUGANO ROAD	HALL	126.00	0.00	0.00	0.00	126.00		

114 MELLE ROAD	MCGILL	126.00	0.00	0.00	0.00	126.00	
226 MELLE ROAD	MELCHOIR	126.00	0.00	0.00	0.00	126.00	
127 TEUFEN ROAD	GATCHEL	126.00	0.00	0.00	0.00	126.00	
118 REINACH LANE	DELUCA	121.00	0.00	0.00	0.00	121.00	
110 MELLE ROAD	KIERNAN	120.00	0.00	0.00	0.00	120.00	
117 SURSEE COURT	WILLCOX	59.00	0.00	0.00	59.00	118.00	
207 NEUCHATEL COURT	POLETTA	103.00	0.00	0.00	0.00	103.00	
112 BRUGG COURT	KLAUMANN	101.10	0.00	0.00	0.00	101.10	
210 NEUCHATEL COURT	SAGAN	101.00	0.00	0.00	0.00	101.00	
505 EMMEN ROAD	BRADLEY	95.00	0.00	0.00	0.00	95.00	
201 EMMEN ROAD	CASWELL	0.00	0.00	73.00	0.00	73.00	1st Notice
207 TICINO COURT	SUITT	0.00	0.00	0.00	60.00	60.00	FINAL NOTICE
109 BRUGG COURT	SIMON	59.00	0.00	0.00	0.00	59.00	
512 NEUCHATEL ROAD	CAPONE	59.00	0.00	0.00	0.00	59.00	
207 MELLE ROAD	MCLEAR	40.00	0.00	0.00	0.00	40.00	
223 TICINO COURT	FEDERAL*	0.00	0.00	0.00	38.36	38.36	1st Notice
117 BOLEYN LOOP	DECESARE	35.00	0.00	0.00	0.00	35.00	
203 WALDEN COURT	HUMPHREY	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
	TOTAL:	6104.83	830.00	460.50	8962.36	16357.69	

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	1400	0.00	0.00	127.50	5908.36	6035.86
01	Late Fees	1400	220.00	220.00	260.00	2820.00	3520.00
03	Doc Proc. Fee	1400	0.00	0.00	0.00	175.00	175.00
05	Attorney Fees	1400	0.00	610.00	0.00	0.00	610.00
07	Lot mowing	1400	2301.00	0.00	0.00	59.00	2360.00
08	Bushhogging	1400	3238.00	0.00	73.00	0.00	3311.00
10	Mailbox Charge	1400	345.83	0.00	0.00	0.00	345.83
	GRAND TOTA		6104.83	830.00	460.50	8962.36	16357.69

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
310 NEUCHATEL ROAD	DRAGO	200.00	20.00	45.00	460.00	725.00	at attorney
325 NEUCHATEL ROAD	SCHIFFINO	200.00	20.00	45.00	460.00	725.00	at attorney
417 NEUCHATEL ROAD	DORRMAN	200.00	45.00	20.00	260.00	525.00	final notice
324 NEUCHATEL ROAD	BUTLER	200.00	20.00	20.00	200.00	440.00	final notice
405 NEUCHATEL ROAD	CHRISE	200.00	0.00	0.00	215.00	415.00	at attorney
308 NEUCHATEL ROAD	SIMON	200.00	0.00	0.00	0.00	200.00	
312 NEUCHATEL ROAD	GOODY	200.00	0.00	0.00	0.00	200.00	
320 NEUCHATEL ROAD	ADAMS	200.00	0.00	0.00	0.00	200.00	
322 NEUCHATEL ROAD	CONLEY	200.00	0.00	0.00	0.00	200.00	
330 NEUCHATEL ROAD	TULLY	200.00	0.00	0.00	0.00	200.00	
415 NEUCHATEL ROAD	OULETTE	200.00	0.00	0.00	0.00	200.00	
102 USTER COURT	WILSON	200.00	0.00	0.00	0.00	200.00	
103 USTER COURT	BEAUCHAMP	200.00	0.00	0.00	0.00	200.00	final notice
105 VALAIS COURT	DEAN	200.00	0.00	0.00	0.00	200.00	
110 VALAIS COURT	FIRST	200.00	0.00	0.00	0.00	200.00	
112 VALAIS COURT	SIMON	200.00	0.00	0.00	0.00	200.00	
109 VALAIS COURT	JAMES	180.00	0.00	0.00	0.00	180.00	
110 VALAIS COURT	JOHAOC*	0.00	0.00	163.23-	260.00	96.77	final notice
321 NEUCHATEL ROAD	MASON	40.00	0.00	0.00	0.00	40.00	
318 NEUCHATEL ROAD	EDSALL	13.00	0.00	0.00	0.00	13.00	
400 NEUCHATEL ROAD	JOHAOC	12.50	0.00	0.00	0.00	12.50	final notice
	TOTAL:	3445.50	105.00	33.23-	1855.00	5372.27	

TABERNA MASTER DBA ABBINGTON WOODS

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	1100	3445.50	0.00	183.23-	1655.00	4917.27
01	Late Fees	1100	0.00	80.00	100.00	200.00	380.00
03	Doc. Proc. Fee	1100	0.00	25.00	50.00	0.00	75.00
	GRAND TOTA		3445.50	105.00	33.23-	1855.00	5372.27

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
409 TABERNA CIRCLE	MCCARDLE	40.00	0.00	0.00	435.00	395.00	15 day demand
104 BOLEYN LOOP	FEMRITE	200.00	0.00	0.00	0.00	200.00	
111 BOLEYN LOOP	RAMSEY	200.00	0.00	0.00	0.00	200.00	
119 BOLEYN LOOP	SCHWARTZ	200.00	0.00	0.00	0.00	200.00	
313 TABERNA CIRCLE	WHITE	200.00	0.00	0.00	0.00	200.00	
407 TABERNA CIRCLE	MARINI	200.00	0.00	0.00	0.00	200.00	
505 TABERNA CIRCLE	BAXTER	200.00	0.00	0.00	0.00	200.00	
107 BOLEYN LOOP	SWAIN	20.00	0.00	0.00	0.00	20.00	late notice
	TOTAL:	1180.00	0.00	0.00	435.00	1615.00	

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS NAME STATUS

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	1100	1180.00	0.00	0.00	435.00	1615.00
	GRAND TOTA		1180.00	0.00	0.00	435.00	1615.00

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
119 ST. GALLEN COURT	LAMM	450.00	20.00	0.00	3085.00	3555.00	at attorney
123 ST. GALLEN COURT	MCCARTHY	450.00	0.00	0.00	0.00	450.00	
131 ST. GALLEN COURT	CAPONE	450.00	0.00	0.00	0.00	450.00	late notice
117 ST. GALLEN COURT	CARRIGAN	300.00	0.00	0.00	0.00	300.00	late notice
	TOTAL:	1650.00	20.00	0.00	3085.00	4755.00	

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS NAME STATUS

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	1100	1650.00	0.00	0.00	3085.00	4735.00
01	Late Fees	1100	0.00	20.00	0.00	0.00	20.00
	GRAND TOTA		1650.00	20.00	0.00	3085.00	4755.00

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
110 BRUGG COURT	GHAHARI	250.00	0.00	0.00	20.00	270.00	final notice
109 BRUGG COURT	SIMON	250.00	0.00	0.00	0.00	250.00	
111 BRUGG COURT	SAVAGE	250.00	0.00	0.00	0.00	250.00	
	TOTAL:	750.00	0.00	0.00	20.00	770.00	

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS NAME STATUS

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	1100	750.00	0.00	0.00	20.00	770.00
	GRAND TOTA		750.00	0.00	0.00	20.00	770.00

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
119 ST. GALLEN COURT	LAMM	450.00	20.00	0.00	3085.00	3555.00	at attorney
123 ST. GALLEN COURT	MCCARTHY	450.00	0.00	0.00	0.00	450.00	
131 ST. GALLEN COURT	CAPONE	450.00	0.00	0.00	0.00	450.00	late notice
117 ST. GALLEN COURT	CARRIGAN	300.00	0.00	0.00	0.00	300.00	late notice
	TOTAL:	1650.00	20.00	0.00	3085.00	4755.00	

AGED OWNER BALANCES: AS OF July 22, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS NAME STATUS

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	1100	1650.00	0.00	0.00	3085.00	4735.00
01	Late Fees	1100	0.00	20.00	0.00	0.00	20.00
	GRAND TOTA		1650.00	20.00	0.00	3085.00	4755.00



Taberna Master Homeowners Association, Inc.

Special Board of Directors Meeting with Taberna Landing Owners

Tuesday, July 2, 2013

Agenda

Call to order (7:00 pm): James Dugan, President

Introductions of board members and owners: self-introduced

Special orders – (Important business previously designated for consideration at this meeting):

Taberna Landing Road Paving Project:

- | | |
|--|--------------------------|
| • Covenant description of Road and Maintenance | James Dugan, President |
| • Reserve Schedule | Board Members |
| • Project Approval and Bidding | Board Members |
| • Award of Bid | Board Members |
| • Construction Start and Halt | Board Members |
| • Options | Board Members |
| • Discussion | Owners and Board Members |

Adjournment:

Notes: Meeting will be conducted in accordance with Robert's Rules of Order

June 26, 2013

«NAME»
«STREET»
«STREET2»
«CITYLINE»

Re: Taberna Landing Paving Project

Dear Taberna Landing Homeowners,

At the March 2013 Taberna board meeting, a motion~~ed~~ was made to move forward with the paving project that will solely affect Taberna Landing Homeowners.

At this time, Taberna Board of Directors has requested the homeowners of Taberna Landing to attend a meeting this Tuesday, July 2, 2013 at the HOA office beginning at 7pm.

The agenda is to discuss the paving of Taberna Landing road. The meeting will be with Taberna Landing Homeowners and the Taberna Board of Directors.

If you have any questions or concerns please contact CAS at 910-509-7197

Thanks,

Brooke Baughn
Community Manager
CAS