



# TABERNA

Taberna Homeowners Association, Inc.  
Post Office Box 3308  
New Bern, NC 28564-3308

Minutes of Board of Directors Meeting  
Taberna Master Homeowners Association, Inc.  
July 22, 2014

<b>Board Members Attending</b>		<b>Committee Members Attending</b>
Gene Sharer	President	Joe Kelly
Louise Vondran	Vice-President	Dick Turner
Craig Baader	Treasurer	
Lora Starr	Asst Secretary	<b>CAS</b>
Billy Gent	Asst Treasurer	Michelle Massarelli
Joe Kelly	Member at Large	
<b>Board Member Absent</b>		<b>Guests</b>
Jean Hanson		Brian Scoggins
		Monte Starr

### Call to Order

The meeting was called to order at 3:00 by Gene Sharer, President

### Establish Quorum

Lora Starr (assistant secretary) determined that a quorum was present

### Minutes Review/Approval

The June minutes were approved.

### Vice President Report

Vice President, Louise, reported that the home owners survey has been placed in the Taberna Tribune and asked that we, as homeowners, take time to fill out

### Treasurer Report

Treasurer, Craig Baader, passed out report and stated the following:

Invoices are being paid promptly

Adjustments have been made on two accounts that were expensed to the wrong general ledger accounts.

Expenses remain within the budget for all communities except OTW, which will probably retain a negative variance for the remainder of the year due to the landscape contract change.

Continue to work toward the resolution of the two largest delinquent accounts

Conference call with collection attorney held earlier– suggested one more contact – motion to allow lawyer to proceed with collection efforts, up to and including foreclosure proceedings (costing HOA \$1,000) – motion passed



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C D's that are maturing during the next few months will be rolled over at a rate of .65% for 12 months since rates are expected to rise next year.  
Craig will meet with Bob Lande early in September to discuss OTW budget changes to include additional services that the homeowners would like.  
Audit report sent to all board members. Auditors certified the year end statements without qualification – statements deemed to fairly represent our financial position.

#### **Architectural Control Committee Report**

Four approved changes of request; one for in ground patio, one for garage door replacement and two tree removals  
One new construction request (three under construction now)  
Reimbursement for mail boxes given to Michelle (\$301.18)

#### **Building and Grounds Committee**

Committee met in regards to Nature Park – received 3 bids for construction work – will go with Sawyer's Carpentry and Home Improvements for \$6,951.20 – need to separate items in order to pay from correct funds (new work vs restoration of existing capital asset) - Board approved work for Nature Park to be done  
Working on bids for fence, received one verbal bid - will be \$5,000 to extend all the way to the wetlands within the wooded area.  
Trees trimmed at OTW look very good - several board members requested that we look into replacing the 6 dead trees in front of tennis courts. Costs will be obtained prior to further discussion.  
What is the procedure for obtaining B & G members? Recruit, then Board members approve  
Reed Landscaping to shape bushes at OTW

#### **Finance Committee**

Bill Gent will meet again with Craig in mid-August to discuss budget development.

#### **Manager's Report**

Report of violations was passed out – updated for the month  
In regards to violations, photos will be taken of any violations to visually document the issues.  
Cumulative report to be given at Board meeting in future



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Misunderstanding about sign in front yard on Geneva - Michelle to email upset homeowner  
110 Biel has been corrected - vehicle is no longer parking in front yard  
Two violations were corrected on report, thus removed

### **New Business**

Don Elsass is no longer web site manager. Gene met with Steve Kauffman about website Craig motioned to place Steve in as web administrator. Discussion took place afterwards with objection from Louise stating she felt it would be a good idea to meet the person and discuss with him the direction of the site. Motion failed. Proposed to meet with Steve next month to study website and discuss.

Building and grounds discussion about mowing the lot fronts, statement was made that we should at least meet the county standard of 17 inches - Motion by Craig to send letter to lot owners stating that lots will be cut when grass averages 12 inches high starting now. Motion passed.

Louise brought up to Board about bringing a "Bouncy House" to Taberna for the National Night out festivities. Discussion took place regarding the "house" and if it would be a problem for the Club or the HOA. Club will be contacted to ensure that liability issues are addressed.

Gene brought up the need to set up meeting date for annual meeting on Dec. 11. Received tentative agreement from mayor and alderperson to attend. Approval of meeting subject to availability of Creekside Elementary. Meeting to be held at 7:00 p.m or 7:30 p.m.

### **Adjudication Committee**

Brian Scoggans met with Board later in the meeting in order to bring up problem with his committee. He stated he is frustrated with the problem of communication and the procedure for violations to go to his committee is not working. He feels that in order for his committee to work properly, he needs to have the proper documentation (three letters and pictures). Homeowner has the right to address the group since the decision of the committee could result in financial penalties and liens placed against properties, the decision needs to be able to stand up in a court of law. The committee must have evidence in order to judge fairly and his committee represents both sides. Gene explained new procedure and passed



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out letter stating steps to be taken before the violation goes to the committee.  
(see Taberna MHOA Board Procedure for Adjudication)

Discussion of violators brought up satellite dish violation. According to the homeowner, the letters from the association, have been going to the wrong address. Homeowner asks for Board to forgo fine and he will correct within 60 days.

#### **Action List**

**Sharer** - As part of the President's Message in the Taberna Tribune, include a note that it is the homeowner's responsibility to keep the area between the curb and the street free of grass and weeds.

Set up meeting with Steve Kauffman to discuss taking over website.

Send letter to golf course superintendent and/ or country club requesting fence be placed around the dumpster across the street from the club house, also request dead trees be removed and/or replaced.

Set up meeting date for annual meeting on Dec. 11. Tentative agreement from mayor and alderperson to attend. Approval of meeting subject to availability of Creekside Elementary. Meeting to be 7:00 or 7:30 p.m.

**Vondran** – Tell Nick to let Lina know that we would like to have the "Bouncy House" for the children at National Night Out

**Hanson** – Be sure to place detail in minutes for easier finding of paperwork.

**Kelly** – Obtain bids for fence between Sellhorn and Emmen Rd –

Replacement of two trees on Emmen will be delayed until fall. Talk to Reed Landscaping about trimming of bushes at OTW - Taberna Landing paving

**CAS** – Michelle to contact homeowner who was upset regarding sign in yard

In future, CAS will send third letter for violations by registered mail

Letters to lot owners explaining new policy for mowing empty lots

Contact owner of commercial property at front of Taberna to clean up the area

Send letter to sub-community homeowners asking them to include the coupon with their payment

Talk to Morton regarding sign removal



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## Announcements

The next meeting will be Tuesday, Aug. 26<sup>th</sup> at 3:00 p.m.

## Adjournment

The meeting was adjourned at 5:30 p.m.

Submitted by

*Lora Starr*  
Lora Starr, Assistant Secretary

Approved by

*Gene Sharer*  
Gene Sharer, Pres.

Date \_\_\_\_\_

Date 9/23/14