

Minutes of the Taberna HOA Board of Directors Meeting -June 3, 2002

Old Business:

Discussed funding of reserve accounts. One Taberna Way amount to be funded by WREDCO has been agreed upon with One Taberna Way representatives and the request for check is in the WREDCO approval cycle. Kip requested a representative be appointed from Boylen Creek to work on the amount of reserves to be funded by WREDCO for that account. Kip also stated that WREDCO does not intend to fund a reserve account for the Master Homeowner's Association. The homeowner representatives on the board took exception to this, as there are items for which WREDCO should have established a reserve account.

Discussed One Taberna Way landscaping restrictions. A letter will be written to One Taberna Way homeowners explaining the restrictions and the procedures for requesting landscaping additions, changes, etc.

Further clarification of the Architectural Control Committee: The Architectural Control Committee consists of Kip Pergoy, Doug Hilton and Sandy Stevens. This committee has delegated the review and approval of proposed minor construction or proposed improvements to existing structures or minor landscaping to a sub-committee of homeowners appointed by the board of directors consisting of Dick Turner, Jeremy Bruno and Jim Peacock. The review and approval of new construction remains with the Architectural Control Committee.

Discussed WREDCO's offer to sell the property at the entryway to the New Bern Historical Society. WREDCO has made a first offer to the Society and will most likely hold to that offering for a minimum of six months at which time the Society must show substantial progress and good faith and intent to purchase or WREDCO will put it on the general market. It should be noted that the original restrictions that WREDCO had placed on the property when it was first sold have been rescinded with their repurchase. At this time there are no restrictions on the use of that property. WREDCO continues to say that they will work with the HOA on the use of the property.

New Business:

A discussion was held regarding temporary signs erected at the entryway and on Taberna streets. The board decided to retain the restrictions and interpretations of last years board meeting and a notice will be placed in the Taberna Tribune.

Passed a motion to segregate the advertising income from the Taberna Tribune from the general funds beginning with the 3rd quarter 2001 and allow the Tribune Editorial Committee to suggest to the board of directors where this income should be spent.

Passed a motion to approve the planting of trees along the sidewalk in One Taberna Way at the expense of the One Taberna Way homeowners and WREDCO.

Agreed to allow a tree replacement in One Taberna Way.

Agreed to request the City of New Bern to place a 'no outlet' sign at the entrance to Neuchatel Court. Ron McCausland to call the city with the request.

Passed a motion to delegate approval of requests for streetscape and landscape changes within One Taberna Way to the Architectural Control Committee.

A discussion was held regarding the Lake Supplemental dues. There will be a follow-up discussion at the next board meeting.

The next board of directors meeting will be held at 9:00 Monday, July 1, 2002 at the sales center.

Submitted by:
Ron McCausland