

Special Meeting
HOA Board and Young Peoples Group
June 16, 2004 – 7p

Attendees:

Larry Alderson	John Galvanek	John Murphy	Bill Rounds
Marcia Crawford	Esther Hardin	Joan Peacock	Suzanne Michaels

The Board met with Suzanne Michaels who represented the families with children living in Taberna.

The young family group would like to see some additional amenities such as a family park like the one being developed in Gable Runs. The addition of playground equipment in the Todd Denson Park was discussed. Further investigation of the liability and cost of developing a playground is needed. Suzanne was pleased that the Board would take the request under consideration. Bill Rounds also noted that the Emmon Road access path to Todd Denson Park is being improved.

There appears to be issues with who we are, how to get access to the Board, how HOA dues are used, the Covenants, communications between the Board and the homeowners, the fining procedure and the perceptions that have developed about the Board.

There was discussion on the past history with the Board. Bill Rounds explained that in the past, Weyerhaeuser had representation on the Board. This is the first year that the board is entirely made up of Taberna homeowners. Our focus now is the homeowners and Taberna.

Bill Rounds explained that the fining procedure was what we attempted to implement by the amendment. Since the amendment did not pass, there is no fining procedure. If there is an alleged violation to the Covenants, the homeowner will be contacted by a representative of the Board to discuss the matter. A letter could also be sent requesting compliance with the Covenants. If there were failure to comply, the only recourse left would be to be start legal proceedings. It was stressed that all letters from the Board or subcommittees are signed.

There is a misunderstanding regarding the types of play equipment that can be seen and placement of backyard playground equipment. Bill Rounds provided Suzanne copies of the Rules and Regulations regarding backyard play equipment that she can share with other concerned families.

We discussed the issues related to who the Board members are, how to contact us, and how to improve communications with the homeowners. Board members and contact

information is published monthly in the Taberna Tribune. Bill Rounds also writes an article every month to keep the homeowners up-to-date on issues within Taberna.

Suzanne brought up the idea of more social events such as an annual picnic. In 2003, the Board sent a letter to the homeowners asking for volunteers to plan and support a Social Committee. There was no response from the homeowners.

The meeting concluded with an offer to meet again with Suzanne's group.

Taberna Homeowners Association
Board of Directors Meeting Minutes
June 1, 2004

Attendees:

John Galvanek	John Murphy	Bill Rounds
Marcia Crawford	Joan Peacock	

OPEN ITEMS:

Minutes from the May 6th board meeting were approved as modified to change the wording under the first New Business item. "Letters were mailed" was changed to read "Second notices were mailed". A motion was made to accept the minutes as corrected; motion was passed.

Bill Rounds updated the Board on the following items:

- Bill talked with Suzanne Michaels who is representing the Young Peoples Group. She will send Bill an agenda for the meeting to be held on June 16th at the HOA Office. Confirmation of the date and time will be sent out via email.
- Transfer of the storm water permits from WREDCO to the HOA is still being worked on. Bill Rounds signed the transfer forms and returned them to John Doughty of Weyerhaeuser.
- The sub-association representatives were sent letters asking if they had any issues that the Board could address. Larry Alderson is working the issues identified by Abbington Woods. Boleyn Creek may have a potential concern with the sign monuments. They will bring the issue to the Board if assistance is needed. The other sub-associations have no issues at this time.
- Discussion was held on the future of the Crime Watch committee. The current chair, David Lloyd, will stay on to assist with future crime watch activities but has requested that a new chairperson be found.
- Ron McClausland and John Doughty reviewed the deeds relating to the common areas in Taberna. It was determined that the HOA has clear title to all Taberna "common" property. There has been no word on the sale of property from Weyerhaeuser to the Walkers.

John Galvanek gave the Board an update on the Emmon berm. The berm has been established and will be seeded or sodded. A shadow box fence about six feet high and about 1000 feet in length will be erected and maintained by Sellhorn. Bids are being requested from area nurseries for planting shrubs at ten feet intervals along the fence line. It was the recommendation of Gary Nursery not to plant Leland Cypress. The Board recognized John's work and oversight on this berm issue.

Discussion was held on the Taberna Tribune financial resources reported in the quarterly financial statements. In the future, John Galvanek will match income against

expenses and report results to the board and the Taberna Tribune staff. Taberna Tribune requests for non-routine expenses will be approved by the board.

John Galvanek and Ron McCausland will work on the next steps for those homeowners/lot owners who have not paid their HOA dues.

The official list of all the chairs and members of the various committees working for the HOA is still being finalized.

NEW BUSINESS:

A discussion was held on resource sharing within the community. Esther Hardin will research how other communities are doing this and report back to the Board.

The Board discussed the storage of privately owned canoes or small boats at the canoe dock. Owners using the facility to store their canoes or small boats do so at their own risk. There was an incident of a privately owned canoe being stolen from the canoe dock.

Esther Hardin brought up a concern regarding the use of the lakes for swimming purposes. The Board did not think there was any restriction.

The Board discussed the formation of a nominating committee to identify candidates for next year's board. Four positions will be vacated. It was decided to make the committee independent of the Board. A motion was made and passed to establish an independent nominating committee.

The next board meeting was set for Tuesday, July 6, 2004 at 4p at the HOA Office.

Respectfully submitted,

Marcia Crawford
Secretary