

**Taberna Master Homeowners Association
Meeting Minutes June 20th, 2006**

Kurt Weinheimer, President
Larry Alderson, Vice President
Suzanne Forsythe, Treasurer
Bernadette McNulty, Secretary
Representatives:

Bob Costanzo
Glen Killian
Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, and Bernadette McNulty

Meeting called to order at 3:32PM by President Kurt Weinheimer.

Minutes for April 14th submitted. Accepted by Bob Costanzo, seconded by Larry Alderson, and passed unanimously.

Treasurer's Report

Authorization was requested and given to make the Second Quarter Reserve Fund deposits in the amount of \$5,000 for the Master Operations Contingency Reserve Fund, and \$1,260 for the One Taberna Way Replacement Reserve Fund.

Authorization was requested and given to write off a 2005 outstanding balance of \$95 on Lot 406. The lot owner at the time of the invoice sold the property in 2005, and moved without leaving a forwarding address. Attempts at finding them were unsuccessful. The current owners have no outstanding balances due.

The Treasurer has received the final bankruptcy papers for Lot 242. The remaining debt of \$200 for 2006 dues will be retained on the books with the expectation that, upon the sale of the property, the new owners will pay their respective portion. At that time, any uncollected balance will be written off.

Per instructions of the Board, fines for covenant violations as assessed by the Adjudicatory Panel are now included in the financial records as accounts receivable. Invoices have been issued and sent to the two applicable property owners with letters explaining that these fines will be subject to the normal collection process as specified in the HOA By-Laws.

Authorization was requested and given to place liens upon those outstanding account receivable balances from January 2006 that have not paid by July 1, 2006.

A motion was made by Glen Killian to accept the movement of money in the reserves, seconded by Larry Alderson. Motion passed unanimously.

Fines

Treasurer needs copy of invoices to initiate normal collection process. If the bill is not paid in nine months, from the date of invoice, a lien can be put into effect. This is good for 3 years. Separate invoices must be sent for each new fine. A variance (on a specific property) will run out in 2007.

The accounting charges for the first half of the year have been higher than the budgeted amount. The last part of the year will be within budget and all should be equalized.

Current Violations

- 1 - New owner on Emmen's never got copy of covenants at closing. Property is now in compliance with the covenants.
- 2 - Truck parked in driveway on Neuchatel. House is rented. If truck is over 1 ton THOA can go after homeowner.
- 3 - Rented house on Walden, property upkeep is in question. Neighbors have requested THOA supervision. We have no jurisdiction. Building & grounds will look at guidelines that would provide a standard for Taberna's yards. This will be put into the yearly meeting.
- 4 - Two houses in Abbington did have permission to remove trees from property.

Building and Grounds

Building & grounds are actively pursuing the "beautification" of Taberna. Articles on this subject will appear in the Taberna Tribune. One project they are currently working on is the installation of signs to welcome visitors to Taberna at Old Airport Rd. and Taberna Way. It will match sign at the main entrance. The committee will submit a prioritized list for the 2007 budget.

Definition of Home Businesses

Money must change hands within the property for either a product (Avon, Tupperware etc.), or a service (repair of golf clubs, auto repair etc.).

Emergency Services

The response time for emergency service, EMS, to Taberna is too slow! On a recent call it took 24 minutes for the ambulance to arrive in a life and death situation. A motion was made by Glen Killian, seconded by Bob Costanzo for Bernadette McNulty to take lead and invite Max Freeze and Bobby Astor to attend the next THOA meeting, July 11th, to discuss response times for emergency services.

Weyerhaeuser gave property to the City of New Bern when Taberna was first started to accommodate a fire house and EMS station on Thurman Road. Presently there is one person with one fire truck manning this facility.

Taberna Picnic

The Taberna picnic was a success. Cost was about \$2000. The Taberna Tribune sponsored the picnic and suggests that for next year it should become a THOA function. We will contribute an amount not to exceed \$500, but will not run or sponsor the event for 2007.

The THOA will ask the Taberna Tribune to contribute to the "Beautification" project of Building & Grounds. A budget for the Christmas Tree lighting will also be set.

Road Improvement

There is a plethora of information on the City of New Bern's road improvements. The city has requested \$2.9 million from the State to be spent over 2 to 3 year period. If

funded, it should relieve some of the pressure on Taberna. The eastern section (County Line, River Dale and Camp Cairo) will be earmarked for improvement. There will be an elementary school built on Thurman Road, which will add to traffic congestion.

Trash Receptacles on Taberna Circle

It was suggested that trash receptacles be place along Taberna Circle. Problem is who will maintain them. City of New Bern will be asked to provide and maintain them. Terry Smith will assume the project and report back to the board.

Covenants

The change in the covenants was defeated. The community does not want a change.

Nyon Road

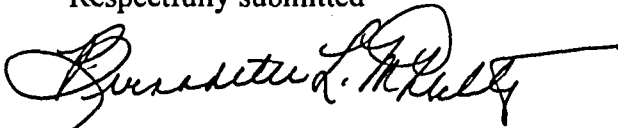
Drainage problem still exists. Bill Moore from the State needs to render an opinion on Nyon. All documentation is in place. If there is a violation the board will have the responsibility to see that they will be maintained. There is no hard evidence that homeowners caused the drainage problem. When sod is laid it must be brought to standard.

Front Entrance

Front entrance will be restored to previous standard. Max Freeze informed the board the City will contribute \$300 to aid in the restoration. Neither has been finalized to this point. There are flag poles missing at the front gate.

Meeting adjourned at 5:25PM, presented by Glen Killian, seconded by Bob Costanzo.

Respectfully submitted



Bernadette L. McNulty
Secretary