

Minutes of Board of Directors Meeting
Taberna Homeowners' Association
June 2, 2010

Board Members Attending:

Rick Layton	President
George McNulty	Vice President
Linda Pickens	Secretary
Willis Vincent	Member at Large
Russell Packard	Member at Large
John Serumgard	Member at Large

Absent: James Duqan, Treasurer

Also Present: Residents Helen Ilsley, Linda Elsass, Don Elsass, and Jim Gruenebaum;
Bo Wernersbach, Sidge Olszewski, and David Pickens, member of the Todd
Denson Park Proposal Committee
Bob Costanzo, Finance Committee Chairman

Rick Layton called the meeting to order at 5:30pm, there being a quorum present.

Lake Lehman:

Jim Gruenebaum presented the Board with a proposal to restock Lake Lehman with fish. Jim indicated that there is a lot of pressure on the fish in the Lake due to a number of causes including, wildlife such as turtles, eagles, heron, snakes, frogs, and other species eating the fish. There is additional loss due to the stress on the fish caused by the catch and release policy, all of which has an impact on the fish population. Jim requested that the HOA restock the Lake on a regular basis. Jim volunteered to contact the NC Fish and Wildlife Service for advice on how often to stock and with what species. Linda Pickens made a Motion to use the \$249 Supplemental Dues paid by the 17 properties bordering Lake Lehman to restock the fish in the Lake based on the recommendation of the Fish and Wildlife Service. The Motion was not seconded. It was determined that Jim will provide the information obtained from the Fish and Wildlife Service, along with the projected cost, to the Board for approval at a later date.

Finance Committee:

Bob Costanzo informed the Board that the Finance Committee was able to review the utility bills. Bob and David Pickens met with City officials to discuss the utility bills and determined that the HOA was paying approximately \$600 per month for water and electric services not used or needed because the water meters were not shut off during the months when irrigation was not used. As cost of water is significantly over Budget this year, shutting off the water meters during the winter months would significantly lower the cost without damaging landscaping. Bob also addressed the potential of generating revenue for the HOA by allowing local businesses to advertize on the HOA website. Revenue generated by the ads would totally offset the cost of upgrading the site.

Minutes:

Willis Vincent made a Motion to approve the Minutes of the May 9, 2010 Meeting, which was seconded by Russ Packard. The Minutes were unanimously approved and accepted.

Treasurer's Report:

Jim Duan was absent from the meeting, but provided his report which is attached.

John Serumgard researched the NC lien statutes to provide further information to Jim to ensure that we follow all requirements when attaching liens to properties.

Todd Denson Park Proposal:

Input was received from residents regarding the Park Proposal, the majority of which were positive; only one negative comment was received. The Board discussed cutting back some of the brush in a small area bordering the Park to improve safety. Bo Wernersbach and David Pickens answered questions from the Board concerning any permits that may be required to cut back brush in the wetlands area. Based on initial research, it did not appear that permits would be required. Linda Pickens made a Motion to approve the Park Proposal in its entirety at its projected cost, with the exception of clearing the brush pending approval and permits by relevant State agencies, which was seconded by Willis Vincent. The Motion was unanimously passed. Rick requested that Bo work with B&G prior to clearing any brush in the winter, if approved by the State.

HOA Website:

Linda Pickens reported on upgrading the HOA website. It is the position of the Website committee (John Serumgard, Willis Vincent and Linda Pickens), that we utilize a professional HOA web site hosting service. The annual cost of using a professional HOA website would not be significantly increased from the current website host and could be offset in its entirety by placing ads on the website. The Board agreed to pursue choosing a professional HOA website hosting service. Rick will consult with Wayne Maruna to obtain his input on website hosting. Willis suggested that a Board member who will be on the Board in 2011 be involved in this process for purposes of continuity.

Architectural Control Committee:

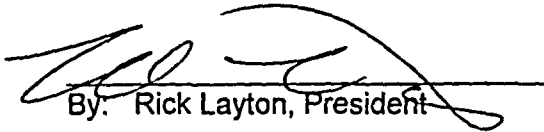
The Board discussed the pros and cons of adopting a rule to require notice to adjoining neighbors of any architectural change request which falls outside the permitted architectural guidelines. After a lengthy discussion, the Board decided to ask the Architectural Control Committee to meet with the Board to discuss modifying the existing procedures.

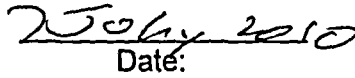
Covenant Violations:

Willis Vincent reported there were 6 Covenant violations cited in May including 2 for heat violations, 1 sign violation, 1 for trash receptacles, 1 for motor home violation, and 1 for above-ground pool violation.

There being no further business before the Board, Linda Pickens made a Motion to adjourn, which was seconded by George McNulty. The Motion passed and the meeting was adjourned at 8:00 pm. The next meeting of the Board of Directors will be July 7, 2010.

Approved by the Board of Directors:


By: Rick Layton, President


Date:

Treasurer's Report
James Dugan, Treasurer
Wednesday, June 2, 2010

The status of 2009 aged receivables is as follows:

Taberna Master HOA had three court cases in the fall of 2009:

1. The first payment plan is with an owner who agreed to the plan before the court date. The owner is paying in accordance with the plan. Balance owed is now \$245.00.
2. The second payment plan is for one of the two judgments. The owner is paying in accordance with the plan. Balance owed is now \$661.00.
3. The other judgment is probably not collectable until the house sells and the judgment gets paid at closing. If it goes to bank foreclosure, we will probably not receive anything. Balance owed is now \$1,445.50.

Note: Late fees "accrue" during the payment plans in the event of a default, but are "forgiven" if the payment plan is completed.

The remaining 2009 Taberna Master and Sub-Association dues assessments have been paid or otherwise resolved.

The 2010 Taberna Master HOA dues were 97.7% collected as of May 25th.

Total Aged Receivables were \$11,228.83 as of May 25th. Of these, \$5,803.83 are over 90 days due.

Placing Liens: A letter of intent to lien, statement of account, and invoice for late fees, were sent to 18 HOA accounts and 1 Boleyn Creek account stating the intent to lien accounts not paid by May 31st. One OTW account had a discrepancy in the account statement and that letter was mailed late; that intent to lien was for accounts not paid by June 15th. As of May 25th, only one of the twenty had paid their account in full. One of the 18 owing HOA dues is to be sold at a Foreclosure Sale on June 4th.

John Serumgard has offered to assist in the legal steps to place the liens. (Refer to recommended motion at the end of this report.)

First Quarter 2010 Sub-Association dues status:

Abbington Woods: 1 account is to be assessed late fees on 1st quarter dues not paid by May 31st.

Boleyn Creek: 1 account is to be assessed late fees on 1st quarter dues not paid by May 31st.

One Taberna Way: 1 account is to be assessed late fees on 1st quarter dues not paid by May 31st.

Taberna Landing: All of the first quarter sub-assn dues have been paid.

Second Quarter 2010 Sub-Association dues status:

Abbington Woods: 8 accounts are to be assessed late fees on 2nd quarter dues not paid by May 31st.

Boleyn Creek Villas: 2 accounts are to be assessed late fees on 2nd quarter dues not paid by May 31st.

One Taberna Way: 2 accounts are to be assessed late fees on 2nd quarter dues not paid by May 31st.

Taberna Landing: All of the second quarter sub-assn dues have been paid.

Invoices and Statements: In accordance with the motion approved at the last board meeting, invoices now state that invoice is due upon receipt. Statements of Account are now mailed with invoices.

HOA Invoices: All invoices received by May 25th have been forwarded to the Accountant for payment.

HOA General Ledger: In accordance with the motion approved at the last board meeting, Account 407, Community Beautification, has been divided into Account 407, Community Beautification – General, with a budget of \$4,000, and Account 408, Community Beautification – Todd Denson Park, with a budget of \$6,000. The two line items will be combined into Community Beautification for the quarterly and annual reports.

Branch Banking and Trust Accounts:	Beginning of Year End of Year	March 31st End of Quarter	May 24th (Online)
Taberna Master Deposit Account (IDA)	\$15,805.08	\$134,478.49	\$114,710.37
Taberna Master Operating Account	15,540.49	20,880.38	23,370.04
Abbingtion Woods Operating Account	1,990.14	8,040.58	9,656.05
Boleyn Creek Villas Operating Account	1,543.43	1,969.04	3,583.82
One Taberna Way Operating Account	15,858.85	16,394.85	17,364.05
One Taberna CD	8,616.30	8,616.30	8,616.30
Taberna Landings Operating Account	1,510.72	2,355.72	3,584.20
Taberna Landings CD	5,034.67	5,034.67	5,034.67

Scott & Stringfellow:	Beginning of Year End of Year	March 31st End of Quarter	May 24th (Online)
Taberna Master Reserve	\$96,453.69	\$97,452.27	98,608.01
Taberna Emergency Reserve	50,693.54	50,990.86	51,569.60
Abbingtion Woods	12,529.11	12,662.01	12,701.46
Boleyn Creek Villas	3,994.58	4,021.87	4,027.02
One Taberna Way	38,316.52	40,448.14	42,486.00
Taberna Landings	12,598.88	12,599.46	12,705.59

“Online” bank balances do not reflect checks and deposits that have not cleared the bank.

“Online” S&S balances include unrealized gain/loss amounts.

All of Taberna’s investments with Scott & Stringfellow are in FDIC insured CDs or money market accounts. As CDs mature and as cash accounts reach over \$1,000, they are being reinvested in new CDs in \$1000 increments except in the case of Taberna Landing. Taberna Landing has cash-on-hand of \$4599 to cover the projected 2009 expenditure for roadwork that has not yet taken place.

First Quarter Financial Reports:

The First Quarter Financial Reports have been emailed to the HOA Board of Directors and Finance Committee.

Motion:

The letter, statement, and latest invoice sent in May is the first step in the placing of liens. I propose a motion that the procedure of placing liens on 17 HOA, 1 Boleyn Creek, and 1 One Taberna Way past due account properties continue. I can provide the accounting documents necessary, but need to have either John Serumgard, the Adjudicatory Committee, the HOA attorney, or a combination of the three, handle the legal proceedings.



Taberna Home Owners Association

Agenda

Board of Directors

June 2, 2010

President's Remarks

Rick Layton

Adoption of Minutes

Linda Pickens

Treasurer's Report

Jim Dugan

Old Business

Park Proposal (Vote)

Website

New Business

ACC

Violations

Good of the Order

Confirm Next Meeting

July 7th

Adjournment

Linda Pickens

From: Jim Dugan [jimdugan@embarqmail.com]
Sent: Thursday, May 27, 2010 5:32 PM
To: George McNulty; John Serumgard; Linda Pickens; Rick Layton; Russ Packard; Willis Vincent
Subject: Taberna - June Treasurer's Report
Attachments: Treasurers Report June 2010.pdf

HOA Board,

Attached is the June Treasurer's Report.

I will be out-of-town for a few days and will miss the board meeting.

All payments are current.

The accountant has the list for late fees to send out in early June. (Since we sent the letter of intent to place a lien last month, no cover letter is required this month.)

The accountant is updating software to the current version of Peachtree and plans to send monthly statements in addition to the quarterly statements.

We received a compliance deposit and mailbox deposit for a new residence on Lot #374, 116 Teufen Rd.

Everything else to report is in the attached treasurer's report.

James Dugan, Treasurer

Treasurer's Report

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Wednesday, June 2, 2010

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Linda Pickens

Subject: FW: Checks Received - Taberna

From: Jim Dugan [mailto:jimdugan@embarqmail.com]
Sent: Friday, May 28, 2010 11:58 AM
To: 'Linda Pickens'; 'Mona Sadler'
Cc: 'Rick Layton'
Subject: RE: Checks Received - Taberna

Linda,

It is better to forward the checks to Mona's office. She makes photocopies and records the payments. The first of those checks gets deposited to the HOA Master IDA account and the second to the Boleyn Creek operating account. BC16 was one of the 18 owing HOA and the only one over 90 days due to BC, so that drops the number for placing liens. The owner called soon after the invoices were mailed. She lives on Emmen and her mother lives at BC16.

Thanks,
Jim

From: Linda Pickens [mailto:lindapickens676@suddenlink.net]
Sent: Friday, May 28, 2010 9:15 AM
To: Mona Sadler
Cc: Jim Dugan; Rick Layton
Subject: Checks Received - Taberna

Mona,

Since Jim Dugan is out of town for two weeks, I am contacting you for advice as to how to proceed. We received two checks in the following amounts for past due accounts:

BC16 in the amount of \$320.00 (payment of annual dues and all late fees accrued) and in the amount of \$350.00 (first and second quarterly dues).

Should I send the checks to you for deposit? I can deposit them myself if that's easier, but I'll need the BB&T account number.

Also, the resident indicated a change of address on the invoices. The new address is: 106 Emmen Rd. Would you kindly change your records?

Thanks,
Linda Pickens, Secretary
Taberna HOA

Taberna Master Homeowners Assoc., Inc.

Balance Sheet

March 31, 2010

ASSETS

Assets		
BB&T Checking Acct #2531	\$	20,880.38
BB&T IDA Acc #5103		134,478.49
		155,358.87
Scott MM Replacements		452.27
Scott CD Replac. Reserves		97,000.00
Scott MM Emerg.. Reserve		990.86
Scott CD Emerg. Reserves		50,000.00
		148,443.13
Petty Cash		200.00
		200.00
Dues Receivable		6,006.33
Spec Assessment Receivable		2,461.50
Due from Abbington Woods		58.00
Due from Boelyn Creek		16.00
Due from Tab. Landing		58.00
Due from OTW		782.00
Prepaid Expenses		1,924.96
		11,306.79
Total Assets	\$	315,308.79

LIABILITIES AND FUND BALANCE

LIABILITIES		
Prepaid dues & assessments	\$	69.00
		69.00
FUND BALANCE		
Beginning Balance		185,070.26
Current Year Activity		130,169.53
		315,239.79
Total Liability and Fund Balance	\$	315,308.79

See Accountant's Report.

Taberna Master Homeowners Association, Inc.
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the Three Month and Year-to-Date Periods Ended March 31, 2010
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2010	Year-to-Date Variance
Revenues						
Dues	\$ 171,699.80	\$ 171,699.00	\$ 171,699.80	\$ 171,699.00	\$ 171,699.00	\$ 0.80
Spec. Assessments	0.00	0.00	0.00	0.00	0.00	0.00
Interest Inc - Oprg	239.22	550.00	239.22	550.00	1,000.00	(760.78)
Interest Inc-Reserves	1,295.90	1,250.00	1,295.90	1,250.00	2,500.00	(1,204.10)
Interest Inc-Other	0.00	0.00	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00
Late Fees/Fines	940.00	0.00	940.00	0.00	0.00	940.00
Miscellaneous Taxable	0.00	0.00	0.00	0.00	0.00	0.00
2008 Fund Bal. Alloc.	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	<u>174,174.92</u>	<u>173,499.00</u>	<u>174,174.92</u>	<u>173,499.00</u>	<u>175,199.00</u>	<u>940.00</u>
Expenses						
Landscaping - Contracts	31,587.00	34,800.00	31,587.00	34,800.00	103,302.00	71,715.00
Bldg/Grounds-Mtnce-Misc	500.00	3,125.00	500.00	3,125.00	12,500.00	12,000.00
Water Drainage mgmt	0.00	0.00	0.00	0.00	0.00	0.00
Lake Aquatic mgmt	0.00	0.00	0.00	0.00	0.00	0.00
Beautification Project	473.89	2,500.00	473.89	2,500.00	10,000.00	9,526.11
Comm. Improvements	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Water	1,879.37	900.00	1,879.37	900.00	6,400.00	4,520.63
Utilities - Electric	666.71	800.00	666.71	800.00	3,200.00	2,533.29
Mailboxes/Posts	0.00	0.00	0.00	0.00	0.00	0.00
Lot Front Mtnce	0.00	0.00	0.00	0.00	0.00	0.00
Bushhogging	0.00	0.00	0.00	0.00	0.00	0.00
Crime Watch	92.45	0.00	92.45	0.00	300.00	207.55
Administrative	625.20	625.00	625.20	625.00	2,500.00	1,874.80
Misc/Web/Mktg	524.00	350.00	524.00	350.00	1,522.00	998.00
Accounting	3,462.74	3,000.00	3,462.74	3,000.00	7,500.00	4,037.26
Legal	719.94	1,000.00	719.94	1,000.00	4,000.00	3,280.06
Insurance	0.00	0.00	0.00	0.00	4,850.00	4,850.00

See Accountant's Report

Taberna Master Homeowners Association, Inc.
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Statement of Revenues, Expenses, and Changes In Fund Balance
For the Three Month and Year-to-Date Periods Ended March 31, 2010
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2010	Year-to-Date Variance
Rent	975.00	975.00	975.00	975.00	4,200.00	3,225.00
Annual Meeting	0.00	0.00	0.00	0.00	800.00	800.00
Write Off Bad Debt	1,482.09	0.00	1,482.09	0.00	0.00	(1,482.09)
Taxes	1,017.00	1,200.00	1,017.00	1,200.00	1,200.00	183.00
Replacement Reserves	0.00	0.00	0.00	0.00	10,425.00	10,425.00
Repl Reserve Usage	0.00	0.00	0.00	0.00	0.00	0.00
Net Transfer of Rep Res	0.00	0.00	0.00	0.00	0.00	0.00
Operations Cont. Fund	0.00	0.00	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	44,005.39	49,275.00	44,005.39	49,275.00	172,699.00	10,425.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Excess (Deficiency) of Revenues over Expenses	\$ 130,169.53	\$ 124,224.00	130,169.53	\$ 124,224.00	\$ 2,500.00	\$ (9,625.00)
			0.00			
Net Transfers to Replac. Res.			0.00			
Net Transfers to Oper. Res.			0.00			
Beginning Fund Balance			<hr/> 185,070.26			
Ending Fund Balance			\$ <hr/> 315,239.79			

See Accountant's Report

Abbingdon Woods

Balance Sheet

March 31, 2010

ASSETS

Assets		
BB&T Checking	\$ 8,040.58	
		8,040.58
Scott MM Reserves	662.01	
Scott CD Reserves	12,000.00	
		12,662.01
Dues Receivable	607.00	
		607.00
Total Assets	\$ 21,309.59	

LIABILITIES AND FUND BALANCE

LIABILITIES		
Accounts Payable	\$ 62.50	
Due to Taberna Master HOA	58.00	
Prepaid dues & assessments	1,687.50	
		1,808.00
FUND BALANCE		
Beginning Balance	15,108.75	
Current Year Activity	4,392.84	
		19,501.59
Total Liability and Fund Balance	\$ 21,309.59	

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With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2010	Year-to-Date Variance
Dues	\$ 11,562.50	\$ 11,625.00	\$ 11,562.50	\$ 11,625.00	\$ 46,500.00	\$ (34,937.50)
Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00
Interest Inc.-Reserves	132.90	110.00	132.90	110.00	250.00	(117.10)
Interest Inc-Other	0.00	0.00	0.00	0.00	0.00	0.00
2008 Fund Bal. Alloc.	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	<u>11,695.40</u>	<u>11,735.00</u>	<u>11,695.40</u>	<u>11,735.00</u>	<u>46,750.00</u>	<u>(35,054.60)</u>
Expenses						
Landscaping - Maintenance	6,480.00	9,720.00	6,480.00	9,720.00	38,880.00	32,400.00
Accounting	0.00	215.00	0.00	215.00	860.00	860.00
Administration	108.06	55.00	108.06	55.00	150.00	41.94
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00
Write off Bad Debts	714.50	0.00	714.50	0.00	0.00	(714.50)
Replacement Reserves	0.00	0.00	0.00	0.00	3,100.00	3,100.00
Replcement Res - USAGE	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	<u>7,302.56</u>	<u>9,990.00</u>	<u>7,302.56</u>	<u>9,990.00</u>	<u>42,990.00</u>	<u>35,687.44</u>
Excess (Deficiency) of Revenues over Expenses	<u>\$ 4,392.84</u>	<u>\$ 1,745.00</u>	4,392.84	<u>\$ 1,745.00</u>	<u>\$ 3,760.00</u>	<u>\$ (70,742.04)</u>
Transfer to Fence Reserve			0.00			
Beginning Fund Balance			<u>15,108.75</u>			
Ending Fund Balance			<u>\$ 19,501.59</u>			

See Accountant's Report

Boleyn Creek Villas

Balance Sheet

March 31, 2010

ASSETS

Assets			
BB&T Checking	\$	1,969.04	
			1,969.04
Scott MM Reserves		21.87	
Scott CD Reserves		4,000.00	
			4,021.87
			0.00
Dues Receivable		175.00	
			175.00
Total Assets	\$	6,165.91	

LIABILITIES AND FUND BALANCE

LIABILITIES			
Prepaid dues & assessments	\$	175.00	
Payable to Taberna Master HOA		16.00	
			191.00
FUND BALANCE			
Beginning Balance		5,538.01	
Current Year Activity		436.90	
			5,974.91
Total Liability and Fund Balance	\$	6,165.91	

See Accountant's Report.

Boleyn Creek Villas
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the Three Month and Year-to-Date Periods Ended March 31, 2010
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2010	Year-to-Date Variance
Revenues						
Dues	\$ 4,025.00	\$ 4,025.00	\$ 4,025.00	\$ 4,025.00	\$ 16,100.00	\$ (12,075.00)
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income - Reserves	27.29	35.00	27.29	35.00	75.00	(47.71)
Interest Income - Other	0.61	1.00	0.61	1.00	5.00	(4.39)
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	<u>4,052.90</u>	<u>4,061.00</u>	<u>4,052.90</u>	<u>4,061.00</u>	<u>16,180.00</u>	<u>(12,127.10)</u>
Expenses						
Landscaping - Maintenance	3,600.00	3,600.00	3,600.00	3,600.00	14,400.00	10,800.00
Accounting	0.00	150.00	0.00	150.00	600.00	600.00
Administration	16.00	25.00	16.00	25.00	110.00	94.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
Replacement Reserves	0.00	0.00	0.00	0.00	851.00	851.00
Replcement Res-USAGE	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	<u>3,616.00</u>	<u>3,775.00</u>	<u>3,616.00</u>	<u>3,775.00</u>	<u>15,961.00</u>	<u>12,345.00</u>
Excess (Deficiency) of Revenues over Expenses	<u>\$ 436.90</u>	<u>\$ 286.00</u>	436.90	<u>\$ 286.00</u>	<u>\$ 219.00</u>	<u>\$ (24,472.10)</u>
Transfer to Reserve			0.00			
Beginning Fund Balance			<u>5,538.01</u>			
Ending Fund Balance			<u>\$ 5,974.91</u>			

See Accountant's Report

One Taberna Way

Balance Sheet

March 31, 2010

ASSETS

Assets		
BB&T Checking	\$ <u>16,394.85</u>	
		16,394.85
Scott MM Reserves	448.14	
Scott CD Reserves	40,000.00	
BB&T CD Reserves	<u>8,616.30</u>	
		49,064.44
Dues Receivable	<u>1,250.00</u>	
		1,250.00
Total Assets	\$	<u><u>66,709.29</u></u>

LIABILITIES AND FUND BALANCE

LIABILITIES		
Due to Taberna Master HOA	\$ <u>782.00</u>	
		782.00
FUND BALANCE		
Beginning Balance	63,791.67	
Current Year Activity	<u>2,135.62</u>	
		65,927.29
Total Liability and Fund Balance	\$	<u><u>66,709.29</u></u>

See Accountant's Report.

One Taberna Way
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the Three Month and Year-to-Date Periods Ended March 31, 2010
With Comparative Budget Amounts

	Actual Current Quarter Actual Current Quarter	Budgeted Current Quarter Budgeted Current Quarter	Actual Year-to-Date Actual Year-to-Date	Budgeted Year-to-Date Budgeted Year-to-Date	Budget Year 2010 Budget Year 2010	Year-to-Date Variance Year-to-Date Variance
Revenues						
Dues	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 24,000.00	\$ (18,000.00)
Special Assessments	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income - Reserves	467.62	450.00	467.62	450.00	700.00	(232.38)
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
09 Fund Bal Allocated	0.00	5,361.00	0.00	5,361.00	5,361.00	(5,361.00)
Total Revenues	<u>6,467.62</u>	<u>11,811.00</u>	<u>6,467.62</u>	<u>11,811.00</u>	<u>30,061.00</u>	<u>(23,593.38)</u>
Expenses						
Landscaping - Lawn/Shrubs	4,050.00	5,456.00	4,050.00	5,456.00	21,825.00	17,775.00
Accounting	0.00	145.00	0.00	145.00	580.00	580.00
Administration	282.00	50.00	282.00	50.00	300.00	18.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
Replacement Reserves	0.00	1,664.00	0.00	1,664.00	6,656.00	6,656.00
Replcmnt Res-USAGE	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	<u>4,332.00</u>	<u>7,315.00</u>	<u>4,332.00</u>	<u>7,315.00</u>	<u>29,361.00</u>	<u>25,029.00</u>
Excess (Deficiency) of Revenues over Expenses	<u>\$ 2,135.62</u>	<u>\$ 4,496.00</u>	2,135.62	<u>\$ 4,496.00</u>	<u>\$ 700.00</u>	<u>\$ (48,622.38)</u>
Transfer to Ptng/Roof Reserve			0.00			
Beginning Fund Balance			<u>63,791.67</u>			
Ending Fund Balance			<u>\$ 65,927.29</u>			

See Accountant's Report

Taberna Landing

Balance Sheet

March 31, 2010

ASSETS

Assets		
BB&T Checking	\$ <u>2,355.72</u>	
		2,355.72
Scott MM Reserves	4,599.46	
Scott CD Reserves	8,000.00	
BB&T CD Reserves	<u>5,034.67</u>	
		17,634.13
		<u>0.00</u>
Total Assets	\$	<u><u>19,989.85</u></u>

LIABILITIES AND FUND BALANCE

LIABILITIES		
Due to Taberna Master HOA	\$ <u>58.00</u>	
		58.00
FUND BALANCE		
Beginning Balance	19,144.27	
Current Year Activity	<u>787.58</u>	
		<u>19,931.85</u>
Total Liability and Fund Balance	\$	<u><u>19,989.85</u></u>

See Accountant's Report.

Taberna Landing
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes In Fund Balance
For the Three Month and Year-to-Date Periods Ended March 31, 2010
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2010	Year-to-Date Variance
Revenues						
Dues	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 5,400.00	\$ (4,050.00)
Spec. Assessments	0.00	0.00	0.00	0.00	0.00	0.00
Interest Inc-Reserves	0.58	40.00	0.58	40.00	50.00	(49.42)
Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00
09 Fund Bal. Alloc.	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	<u>1,350.58</u>	<u>1,390.00</u>	<u>1,350.58</u>	<u>1,390.00</u>	<u>5,450.00</u>	<u>(4,099.42)</u>
Expenses						
Landscaping - Maintenance	505.00	812.00	505.00	812.00	3,250.00	2,745.00
Accounting	0.00	115.00	0.00	115.00	460.00	460.00
Administration	58.00	10.00	58.00	10.00	70.00	12.00
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00
Replacement Reserves	0.00	0.00	0.00	0.00	1,620.00	1,620.00
Replcmnt Res-USAGE	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	<u>563.00</u>	<u>937.00</u>	<u>563.00</u>	<u>937.00</u>	<u>5,400.00</u>	<u>4,837.00</u>
Excess (Deficiency) of Revenues over Expenses	<u>\$ 787.58</u>	<u>\$ 453.00</u>	787.58	<u>\$ 453.00</u>	<u>\$ 50.00</u>	<u>\$ (8,936.42)</u>
Transfer to Road Reserve			0.00			
Beginning Fund Balance			<u>19,144.27</u>			
Ending Fund Balance			<u>\$ 19,931.85</u>			

See Accountant's Report

Taberna 2010 Landscape Contracts

Payments posted through May 24th bank online statement reconciliation.

Contract	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Front Entrance and other designated areas:				Reed Landscape and Irrigation									
items a&b	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	4,780.00	57,360.00
pine straw a&b		13,400.00											13,400.00
annuals & fertilize					1,600.00						1,600.00		3,200.00
mulch path			800.00										800.00
mulch common OTW			1,200.00										1,200.00
chemical treat						108.00				108.00			216.00
weed control berms				86.50		86.50		86.50		86.50			346.00
totals	4,780.00	18,180.00	6,780.00	4,866.50	6,380.00	4,974.50	4,780.00	4,866.50	4,780.00	4,974.50	6,380.00	4,780.00	76,522.00
invoiced	4,644.00	18,044.00	4,644.00	4,644.00	4,644.00								36,620.00
balance	136.00	136.00	2,136.00	222.50	1,736.00	4,974.50	4,780.00	4,866.50	4,780.00	4,974.50	6,380.00	4,780.00	39,902.00
Taberna Park and Arbon Green Grounds				Reed Landscape and Irrigation									
basic	768.33	768.33	768.34	768.33	768.33	768.34	768.33	768.33	768.34	768.33	768.33	768.34	9,220.00
pine straw beds		600.00											600.00
mulch paths			600.00										600.00
plant annuals				200.00									200.00
totals	768.33	1,368.33	1,368.34	968.33	768.33	768.34	768.33	768.33	768.34	768.33	768.33	768.34	10,620.00
invoiced	735.00	1,335.00	735.00	735.00	735.00								4,275.00
balance	33.33	33.33	633.34	233.33	33.33	768.34	768.33	768.33	768.34	768.33	768.33	768.34	6,345.00
Common Area Maintenance				Young's Bushhogging									
basic				880.00	1,320.00	1,320.00	1,320.00	1,320.00	880.00				7,040.00
boleyn					110.00	110.00	110.00	110.00					440.00
totals	0.00	0.00	0.00	880.00	1,430.00	1,430.00	1,430.00	1,430.00	880.00	0.00	0.00	0.00	7,480.00
invoiced	0.00	0.00	0.00	440.00	990.00								1,430.00
balance	0.00	0.00	0.00	440.00	440.00	1,430.00	1,430.00	1,430.00	880.00	0.00	0.00	0.00	6,050.00

Linda Pickens

To: Rick Layton
Cc: George McNulty; Jim Dugan; John Serumgard; Russ Packard; Willis Vincent
Subject: RE: [TabMail] LawnCare

From: Dick Turner [mailto:tbrhin1@embarqmail.com]
Sent: Thursday, May 27, 2010 11:01 AM
To: 'Rick Layton'
Cc: 'George McN'; 'Linda P'; 'Jim Dugan'; 'Willis'; 'Russ Packard'; 'John Serumgard'; Charlie Dannemann ; Deb Willard ; Jim Peacock ; Steve Harman
Subject: RE: [TabMail] LawnCare

Rick,

In response to your question, if requests were made to add a fence, we have the records. The fence at 312 Neuchatel was approved on 1/26/09. It meets all of the requirements including being within the 50% distance to the rear lot line. The rear property line is located well into the wetlands/woods, approximately 180 feet from the rear of the home.

As to your comment regarding a "rule change", where it would be a requirement to contact neighbors when a change is requested, in the eyes of the ACC this would only open "Pandora's Box." One has to ask the question, what happens when an OK is not given; when one neighbor says OK, and one says no, where would we go from there? Is it adjoining neighbors, neighbors on the same street, etc. that would have to be contacted? Would this include all changes, such as changing shutter color, removing trees, enclosing screened in porches, detached garages, additions to existing buildings, etc.? I'm being a bit facetious, but hopefully you can appreciate the many different directions a change of this nature could take my committee. The time tested Architectural Change Request procedure has this option already in place. It is part of the review process, if the request is deemed to impact adjoining lots or the community in general.

Dick

From: Rick Layton [mailto:ricklayton@msn.com]
Sent: Monday, May 24, 2010 9:15 AM
To: Dick Turner
Cc: George McN; Linda P; Jim Dugan; Willis; Russ Packard; John Serumgard
Subject: FW: [TabMail] LawnCare

Dick,

Would you look into this fence. Do you have papers on all the fences around Abbington Woods/ Neuchatel area? I will ask the board at the June meeting to pass a rule that in every case throughout Taberna when a fence, pool, or other changes are requested that neighbors are contacted and give their ok as a matter of record. Your thoughts. Thanks, Rick

Date: Sun, 23 May 2010 16:26:23 -0700
From: josemarialopez2@yahoo.com
To: tabmail@nine.pairlist.net; indoorman@yahoo.com
Subject: Re: [TabMail] LawnCare

John

I think you are right on cue, we walk the neighbors in Abbington Woods and the grass situation is a bit out of hand. I can't say that all of the grass is bad but there are spots near the driveways and between the homes with a fair amount of grass that is pretty high.

To the best of my recollection, the grass was cut around the 6th or 7th. Maybe the grass company will make it this week, even though it is going to rain for the next 3 days.

I also agree about the boats and fences, there is boat at 442 Neuchatel (right now) that has been there all week and a white plastic fence at 312 Neuchatel that goes all the way back to the woods and city ditch. We had thought about putting in a wooden fence, but it is only suppose to be half of the back yard and the ACC would not approve our whole back yard.

Thank you

Jose, Maria, Pella, Juan

--- On Sun, 5/23/10, John Doorman <jndoorman@yahoo.com> wrote:

From: John Doorman <jndoorman@yahoo.com>

Subject: [TabMail] LawnCare

To: "Tab Mail" <tabmail@nine.pairlist.net>

Date: Sunday, May 23, 2010, 7:19 PM

Neighbors

Anyone seen the lawn care company? The yards in Abbington Woods really needs some attention. I saw 323 on Nuechatel cut their own grass because it looked so bad. Some of the yards have grass that is almost up to my knees.

I really thought we had this under control, the grass company came on 5/4/2010 and haven't come back yet. If they show up on Monday 5/24/10 it will be 20 days since they have done the grass, this is ridiculous.

I looked back on one of the letter we got from the new sub-committee members and the ex-president and it said that they will cut only twice this month but it least every 14 days, will its way past that. I know it rained some but not every day and the grass could have been done. It only takes 1 day to do the grass. I also notice on the last letter that the grass company is suppose to cut the wooded areas and the ditches, they must have missed that also because the wooded area near Uster and Neuchatel still looks the same.

Does anyone have a copy of the contract for Abbington Woods? I think the neighbors should know what we are paying for and talk to the lawn company and make sure they understand the contract and just get rid of the sub-committee. because they evidently don't care. If need a sub-committee then they need to do something about all of the issue, like trailer and boats in the yards, fences that reach all the way back to the city ditch, satellite dishes all on the side of the houses, and just about all of the other violations.

Thanks Neighbors

-----Inline Attachment Follows-----

TabMail mailing list

TabMail@nine.pairlist.net

<http://nine.pairlist.net/mailman/listinfo/tabmail>

3. On Sat, May 1, 2010 at 9:30 PM, Frank Bolen <bolenfm@gmail.com> wrote:

We have had a chance to read the article in the May Taberna Tribune and would like to offer our thanks for everyone who worked on the committee.

We are relatively new comers to Taberna - 2 1/2 years. We are extremely happy that we chose Taberna for our home and have been welcomed by many and have made many new friendships. Although we do not play golf or belong to the club, that has not stopped us from meeting many different people with varying interests.

The HOA, we think, has done a very nice job of keeping the common areas looking very attractive and Todd Denson Park is one of those areas that is a true asset to Taberna. We have had an opportunity to use the dog park section since we adopted a Golden Retriever last October and again have met many fellow Tabernians who use and enjoy the Park for various purposes. We think your suggested improvements will be another asset to all the homeowners who call Taberna home.

Again, thank you.

Frank & Maureen Bolen
308 Mellen Ct.

4. On Sat, May 1, 2010 at 9:52 AM, Sara Howell <showel@embarqmail.com> wrote:

The planned development of Todd Dennison Park will provide an inviting place for families to enjoy. No doubt it will increase the usage by Taberna Residents.

-- Sidge Olszewski
& Sara Howell

5. On Fri, Apr 30, 2010 at 10:17 AM, Robert Cardini Appraisal Service <resappraiser@suddenlinkmail.com> wrote:

My wife and I totally support the park proposal reported in the recent Taberna Tribune.

Although we do not have a dog, it just makes sense that an area of the park be fenced in so dogs can run freely and not bother/disturb other park visitors. Especially those visitors with small children/grandchildren. The addition of a Bocce Court, Horseshoe Pit, concrete benches and picnic tables can only serve to enhance our property values by creating more of a market demand for Taberna. I am not aware of any other subdivision in New Bern or even Craven County that has their own Bocce Court or Horseshoe Pit as part of their HOA recreational facilities and I have been in the majority of them (I am a Residential Real Estate Appraiser and have been working here since 1998). Cleaning out the wetlands area as detailed will create "curbside appeal" for the park by making it more visible and attractive.

Take into consideration the increase in the quality of life for Taberna residents that these addition facilities will offer. Another great opportunity to get away from Dr. Phil or Opra on the television, get out in the fresh air, sunshine and be with friends participating in an activity or just watching.

Please feel free to call me if you should have any questions.

Robert Cardini
672-0438

6. On Thu, Apr 29, 2010 at 3:34 PM, Lou Jacksits <ljacksits@embarqmail.com> wrote:

I would first like to offer my thanks to the park committee members for their work on this project. The improvements suggested would be a welcome addition and should increase usage and enjoyment of the facility.

I do however have an objection to the placement of the fence at 140 ft from the existing rear fence. The breaking up of the former soccer field would reduce the usage for families and children wanting to play baseball, soccer, etc. Placing the new fence section at or near the entrance to the park would ensure the best utility for the space. Sharing the space between dog owners and athletic users would necessitate a preference system. I as a dog owner have no problem yielding to a family or group of children enjoying an athletic activity.

Please consider amending the proposal to maximize the size of the field contained by the fence.

Sincerely yours,

Louis Jacksits
129 Teufen Rd
638-4167

7. From: zan monroe <zanmonroe@yahoo.com>
Date: Wed, Apr 28, 2010 at 2:07 PM
Subject: Dennison Park
To: covenantsthoe@gmail.com

Park Committe,

I am responding to the article in the Taberna Tribune inviting input on proposed changes at Dennison Park.

I would like to see the fourth side of the Dennison Park fence installed at the end of the existing fence. This will maintain the integrity of the existing field for multiple uses such as soccer, baseball, football, etc. It will also allow adequate space for dog owners to exercise their pets when other activities are not in progress. As a dog owner, I would suggest "people" activities on the field should take precedence over dog activities. (A simple notice at the entrance would accomplish this policy.) This would also allow the dogs access to water at the pump house and some shade that is vital, especially during warmer months.

I also beleive that subdividing the existing field will limit the value of this space for either family, team, or other group activities (including dogs).

Thank you for your work on this project and for allowing me to express my opinion.

Zan Monroe
429 Neuchatel Rd.
New Bern, NC 28562

1.. On Fri, May 14, 2010 at 1:20 PM, Louise and Bob <rtglv2@embarqmail.com> wrote:

To: HOA Board

I use Dennison Park just about every day to exercise my dog. This note is intended to express my strong disagreement with several changes to the park which have been proposed by the "park committee".

Putting a fence across the park field to create a "dog area" would be a serious mistake in my opinion. Although the field is not currently used for activities such as soccer, softball, lacrosse, model airplane flying, etc., splitting the field in two with a fence would restrict it from being used for these purposes in the future. I do believe that some fencing is needed: Complete fencing of the outer perimeter of the park and join the two ends that currently exist. This in effect would result in a fenced in "triangle" which would include the big trees currently in place and be used exclusively for picnicking and children's' play. No dogs allowed!

As a regular park user who interacts with most "park committee" members on a daily basis, I am not aware of any problems between dogs and people which might warrant the need for a dog area. If anything, I have been party to, or witnessed, many occasions where parents encourage their kids to meet and play with our pets. Dogs with social problems must be kept under control (leashed) by their owners in any case and would not be welcomed to run free in a new fenced in dog area any more than they are now without such facility. I do know that several committee members want a fenced in section to prevent their animals from running into swamp areas where they get wet and muddy.

Destroying and/or disturbing natural habitat to create a window through which the park can be viewed from Taberna Circle is not a good idea in my opinion. I believe that it would expose the park to more outsiders, some of whom will then decide to ignore the private property sign and come in for reasons of their own. Let's keep it private and at the same time preserve our woods and wet lands.

I am skeptical that horseshoe pits and bocce courts will ever be used.

Finally, I believe that a master plan should be developed for the park (with perhaps some professional help) and that such plan be put before the entire community for approval; also, that the park should remain under the Building & Grounds Committee.

The park needs a drinking fountain, more benches and tables, beautification, better lawn care, insect control, and perhaps some planned events.

In summary, Jessie and I enjoy the park very much and appreciate the fact that we have been invited to express our thoughts on its future.

Sincerely,

Bob Guthy

2. Original Message -----

From: Judy/John Gilbert <gilbert643@embarqmail.com>

To: covenantsthoa@gamil.com

Sent: Saturday, May 01, 2010 10:08 PM

Subject: Denson Park

I like the ideas for the park. Would like the dog fenced area to be larger.

Judy Gilbert

Linda Pickens

From: Rick Layton [ricklayton@msn.com]
Sent: Friday, May 21, 2010 12:32 PM
To: Linda P; George McN; Jim Dugan; Willis; Russ Packard; John Serumgard
Subject: RE: GruGram:0915190510 – Stocking Fish

Something is in the back of my head that the lake maintenance fee is something the State or Feds put on us. I could be wrong, does anyone remember that? Rick

From: lindapickens676@suddenlink.net
To: ricklayton@msn.com; mmculty@suddenlink.net; jimdugan@embarqmail.com; wsvincent@aol.com; rpackard@caro-san.com; j.serumgard@suddenlink.net
Subject: RE: GruGram:0915190510 -- Stocking Fish
Date: Fri, 21 May 2010 10:56:25 -0400

All,

The Lake Lehman properties each paid an extra \$29 this year for Lake maintenance. (Those properties always pay an extra amount annually for Lake maintenance.) I think it amounts to around \$400 annually. I propose that we use the money paid this year to restock the Lake based on advice given by NC Fish and Wildlife Service. I don't think we need another committee, but if this homeowner is willing to find out what is needed, I say have at it! He can make his final recommendation to the Board, which can then approve the expenditure.

I know that it's always been a sore point that the Lake Lehman properties pay extra for Lake maintenance, but little has been done in that regard. This should make them happy!

Linda

From: Rick Layton [mailto:ricklayton@msn.com]
Sent: Thursday, May 20, 2010 7:09 PM
To: George McN; Linda P; Jim Dugan; Willis; Russ Packard; John Serumgard
Subject: FW: GruGram:0915190510 -- Stocking Fish

BOD:

A suggestion from a homeowner. Your thoughts. Rick

From: jlgru@mindspring.com
To: ricklayton@msn.com
Subject: GruGram:0915190510 -- Stocking Fish
Date: Thu, 20 May 2010 09:36:09 -0400

Hey Rick,

As per my phone call to you I am putting my suggestion in writing.

So many people enjoy the fishing at "Lake Geneva." I've seen two young girls around age 9 pulling a wagon with their tackle and poles and fishing at the lake. I see dads, mothers, grandparents and out of town friends and relatives watching their young fisherperson at the lake. It is a wonderful resource in our community and I appreciate the Architectural Committee for putting in the lovely benches. Great for old my such as myself!

There is a lot of pressure on the fish in the lake due to a number of causes including, wildlife such as turtles, eagles, heron, snakes, frogs, and other species eating the fish. There is additional loss due to the stress on the fish of the fish and release policy. Not all fish make it depending upon where they are hooked, handled and how long out of the water; all the better for the turtles! There is also loss due to natural causes. All this has an impact on the fish population.

I would like to see the Taberna Homeowner's Association restock the lake on a regular basis. I volunteer to serve on a committee to look into the correct way to do this. We could for example contact the NC Fish and Wildlife Service for advice on how often to stock and with what species. For example, maybe carp are needed to keep down the algae in the lake. They may have fisheries and make fingerling available or will be able to recommend commercial sources of fingerling. They may even come out and look at the lake. We could find out information such as, what species to stock the lake with, how many and how often. From this information we can come up with a cost estimate to restock the lake, which I believe to be nominal compared to current expenditures by line item. I estimate the cost to be a few hundred dollars per stocking. Since the lake has never been restocked, the frequency of restocking should not be often.

Linda Pickens

From: Rick Layton [ricklayton@msn.com]
Sent: Thursday, May 27, 2010 3:24 PM
To: George McN; Linda P; Jim Dugan; Willis; John Serumgard; Russ Packard
Subject: FW: Taberna Business Owners
Attachments: ServiceProviders.doc; TabMail Services Directory.doc

BOD:

This one I will have to think about. I need your input also. The other side of the coin is to add it to our website. Rick

From: wamaruna@suddenlink.net
To: ricklayton@msn.com
Subject: Taberna Business Owners
Date: Thu, 27 May 2010 12:45:44 -0400

Hi, Rick. I read the article in the Tribune, and I think the HOA's latest interpretation of the home business covenant is a positive clarification for all residents. It sounds very reasonable.

I wanted to make you aware of a website that I am finally, after a couple of years worth of delay, planning to make available to all subscribers of TabMail. For a long time we have needed a repository for recommendations. People keep asking the same questions over and over again - please recommend a plumber or a painter or a cleaning service. I have been saving all recommendation emails for the last year and a half and am now very close to publishing those on a web page for easy reference.

In addition, I was hoping to include a second page which would be a directory of businesses and services offered by Taberna residents. I was thinking in terms of, for example, Harvey's Mansion House, Morgan's, Williams Farm & Garden, Sound Fitness, Family Tire, or Webbs' Lawn Maintenance. The idea is to provide information so that people who wish to patronize their neighbors' business may more easily do so. It is this page that I wanted to make you aware of and get your thoughts on.

My intent is not to open any can of worms in terms of home businesses. In fact, I want to avoid that. So while the clarification in the Tribune is welcome, the timing is a bit awkward with respect to my planned web page. I do not want it to seem like I am promoting open season for home businesses either in concert or violation with the covenants. For that reason, I may choose to delay the roll-out of that page.

Nevertheless, I did want to send you a preliminary copy of the web page intros I was planning to use so that you may review them. While TabMail is not a function of the HOA, I also don't want to step on any official toes. The file 'TabMail Services Directory' would be the opening page of the website, and there would eventually be links to the two other pages. The other file, 'Service Providers', contains the intro to the list of recommendations. I've not written an intro to the Taberna-owned business page, but it would likely borrow heavily from the initial intro page. Before creating that page, I would use TabMail to solicit information from those residents who wish to make their business or services known, so it would be a while before that webpage is available. I'd be happy to work with you or your designate to insure that we don't give the appearance of trying to push the covenant envelope. In fact, if you your board thinks a Taberna-owned business reference page would just send a wrong message, I would not have a lot of heartburn dropping the idea for now. I've not invested any time or effort into it, and I would just need to revamp the attached pages. The heavy lifting was in putting together the recommendations page, which is ready to be moved to the web page. In fact, the hard part left for me to do is to figure out how to FTP the web pages up to the 1&1 servers. I publish my TabMail computer articles on my Suddenlink pages, so I know how to do that. But while I have secured the TabMail.info domain, I have not yet tried to find my way through the 1&1 Internet maze.

I guess another question that may arise links in to the Taberna owned business provider page. I will use myself as an example. It is no secret that I provide computer repair services to people, not only in Taberna but to any part of New Bern or surrounding areas. It is not so much a business as it is a paying hobby. I try to service people at their homes, but in the interest of time and cost I often bring machines home to work on them, and then return the machines to the owners.

Sometimes the people prefer to drop their machines off themselves. I don't have anything remotely like a steady stream of visitors here - an average of one a week coming to my house would be generous - and I don't advertise. I have avoided that so as not to raise the ire of the HOA. All business is via word of mouth or past customers. As I read the article in the Tribune, I think my situation falls within the boundaries of the covenants. But I'm sure people will ask, if they include their business listing in the web page and do occasionally have clients coming to their door, would that be construed as the equivalent of passing out 'electronic flyers'? Ah, the webs we weave.

I'm in no hurry on this. Have a good holiday weekend.

Wayne Maruna

TabMail Services Directory

Last Updated 5/24/10

TabMail is the email distribution list available to residents and property owners of the Taberna development in New Bern, NC. The email distribution list has been in operation since December of 2004 and now numbers over 475 subscribers.

Over the years, TabMail has been a resource for people looking for advice on honest service providers who delivery quality workmanship on a timely basis and at fair prices. In order to reduce the amount of traffic on the list where people are asking questions that have been asked many times before, and to provide a ready resource of recommendations, we have created the following linked web pages.

The first is a list of service providers by category who have been recommended at one time or another by TabMail subscribers. This list does not pretend to be all-inclusive, as we have only been compiling the recommendations since the first quarter of 2009. Nor does the presence of a service provider on this list in any way guarantee that you will have the same favorable experience that caused a Taberna resident to recommend that person or firm. As the saying goes, 'your mileage may vary'. At the same time, the absence of a service provider from this list does not mean that they are not capable or that their work is any less satisfactory; it merely means no one on TabMail has had experience or reason to add their name to the recommended list.

To view the list of recommended service providers, go here:
[Recommended](#)

The second list is a directory of Taberna-resident-owned enterprises that others may want to consider in choosing where to shop or who to contact for services. It is provided as a courtesy to those residents of Taberna who operate businesses of their own or provide services to the public. This list is not vetted for quality of product or service. It results from information provided to the web master by the business operators themselves, not from any list of recommendations provided by others. We do encourage TabMail

TabMail Subscriber Recommended Service Providers

Last Updated 5/24/10

Following is a list of service providers by category who have been recommended at one time or another by subscribers to TabMail, an email distribution list serving residents and property owners of the Taberna development in New Bern, NC. *The presence of a service provider on this list in no way guarantees that you will have the same favorable experience that caused a Taberna resident to recommend that person or firm. Your experience may vary.* This list is also not all-inclusive of all capable providers of such services; it merely lists those providers with whom any one TabMail subscriber has had a favorable enough experience to cause them to recommend the service provider.

In most cases, we have provided the date on which the first recommendation email was sent to the list. There may have been more recommendations after that date, but for the sake of brevity and space we have only included the first such post. TabMail subscribers have access to the list archives, and knowing the posting date will allow them to find the full text of the recommendation and the person(s) who made the recommendation, should there be an interest in discussing the recommendation further before contracting for the service. It is always the ultimate responsibility of the person contracting with the provider to do their own due diligence first. This recommendation list is only one such tool.

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subscribers to consider patronizing their neighbors when searching for quality products and services.

To view this second list, go here:

Neighborhood_Providers