

## Minutes of the Taberna HOA Board of Directors Meeting - May 13, 2002

### Old Business:

Kip clarified the role of the Architectural Control Committee stating that the committee appointed by the HOA Board of Directors, which consists of three homeowners, has full power to review and approve all changes to properties after a Certificate of Occupancy (CO) has been issued. On all new construction, prior to the CO, the Architectural Control Committee consists of Weyerhaeuser appointees Doug Hilton, Sandy Stevens and Kip Perigoy. The board appointed committee members are permitted to attend the review of new construction applications and make comments however they have no vote on the approval or disapproval of the applications. The task of reviewing new construction will eventually be turned over to the board appointed members possibly as early as the end of this year.

### New Business:

Summary of the first quarter financial status: All reserve accounts have been established although not all have been fully funded as yet. The major area of the budget, landscaping, is within budget. The work necessary to cleanup Lake Leman exceeded the budget for the lake maintenance. There have also been a few administrative expenses incurred that were not anticipated in the budget. In addition, there will be a shortage of dues collectable as the budget anticipated charging 618 lots for dues however only 611 were chargeable. At this time it is expected that the extra expenses incurred and the income shortage will be covered by the reserves put into the budget and the collection of delinquent past-years dues which were not included as possible income. A special thanks to Sidge Olszewski for his efforts to collect the delinquent dues.

Information was presented to the board regarding the legal action being taken to enforce the covenants regarding a noncompliant sign on the lot owned by the Collisons. To date a letter from our attorney has been sent to the Collisons requesting the removal of the sign. Further action will be taken if necessary.

A motion was passed to permit the replacement of several trees in One Taberna Way.

Discussion was held regarding the landscaping of areas within One Taberna Way. Donna Clayton was tasked with determining what the original landscape plan contained. A set of guidelines will be developed based on the original plan. At our next meeting the guidelines will be reviewed for approval and we will consider tasking the Architectural Control Committee with review and approval of requested deviations from the plan and guidelines.

Discussion was held regarding owners of dogs not picking up after their dogs. The board's consensus of opinion was that signs would not change the sensibilities of the dog owners. Ron McCausland will see that the request for pickup will be continued in the Taberna Tribune.

At the request of a homeowner a discussion was held regarding restricting or prohibiting fishing in Lake Leman. The concern was that the carp placed into the lake would be removed thus minimizing the efforts at removing the algae on the lake. To prohibit fishing in Lake Leman would require a change to the protective covenants. It was pointed out that Tim, golf course maintenance supervisor, has advised that the fisherpersons are not responsible for removing the carp. The carp do not go after the bait that they use. The greater threat is the osprey and the heron. With this information it was decided not to restrict or prohibit fishing in Lake Leman.

At the request of a homeowner a discussion was held regarding the rules and regulations for children's play equipment, trampolines and related items. The board's opinion is that the present rules and regulations are proper and do not need to be changed. Ron McCausland is to explain the rules in the next Taberna Tribune and remind homeowners to apply for Architectural Control Committee approval of construction and placement of said items. The Building & Grounds Committee will be asked to assume the task of reviewing compliance of the rules and regulations.

Discussion was held regarding the website constructed by two local realtors that has been offered for use by Taberna residents. This website has not been approved by the HOA and a request will be made of the authors of the website to remove any reference to the Taberna HOA.

Discussion was held regarding the 10-acre commercial site on the Taberna side of the railroad tracks. Kip Perigoy had previously announced that this site has been repurchased by WREDCO and that WREDCO will work with the HOA board regarding the use of this site. It has come to our attention that the New Bern Historical Society is interested in acquiring the property and incorporating it into the Battle of New Bern Civil War site. At this time the Historical Society has no funds to purchase the site but is applying for grants to do so. Donna Clayton and Ron McCausland of the board volunteered to contact members of the Historical Society to offer the homeowner's help in acquiring the necessary grants.

A concern was raised regarding the HOA'S liability associated with serving alcoholic beverages at the Anniversary picnic. The Finance Committee will be asked to review the issue and arrange for the purchase of appropriate liability insurance.

The next board meeting is scheduled for June 2 at 9:00 AM at the Sales Center.

Submitted by:  
Ron McCausland