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**Taberna Master Homeowners Association  
Meeting Minutes  
May 31, 2005**

John Murphy, President  
Larry Alderson, Vice President  
Esther Hardin, Secretary  
Suzanne Forsythe, Treasurer

**Representatives:**

Earl Eschbacher  
Glen Killian  
Kurt Weinheimer

Board members present: Larry Alderson, Earl Eschbacher, Suzanne Forsythe, Esther Hardin, Glen Killian, John Murphy, and Kurt Weinheimer.

The meeting was called to order at 3:45 PM. Minutes of the May 11, 2005 meeting were distributed, read and approved.

John Murphy shared copies of the memorandum from the Taberna Tribune staff. There was extensive discussion about the pros and cons of keeping the Tribune funds under the HOA. After all concerns had been addressed, John Murphy called for a vote to determine if the HOA should separate from the Taberna Tribune or accept the conditions delineated in their memorandum. Kurt Weinheimer made a motion to divorce ourselves from the Taberna Tribune. The motion was seconded by Earl Eschbacher. The motion carried.

**Glen Killian**

- There have been five portable on demand storage (PODS) violations. Glenn will recommend to Building and Grounds Committee that we grant a 30 days grace period for PODS only (no U-Haul trailers). Glen will share feedback at the next board meeting.
- Pictures of current covenant violations were shared. When there is a violation, Glen first notifies the homeowner, and then B&G checks to see if the violation has been corrected.

**John Murphy**

- Trash in common areas is a current problem. Larry suggested a community clean-up every 2 months; block captains can be used to help with this project. Kurt and Larry agreed to find volunteers to assist with this effort.
- Our community playground has been installed. We are awaiting the delivery of 2 climbing poles, which are scheduled to arrive on Friday. The cost of the playground was \$355.00 less than projected. An official ribbon cutting will be held.

- There was a recommendation to give a \$100.00 gift certificate to Ron Packard in addition to a certificate of appreciation for his volunteer service as our project director for the installation of the playground. Glen volunteered to be responsible for the certificate.

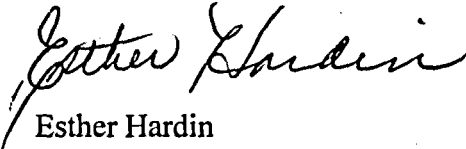
**Earl Eschbacher**

- Storm Water Permit – Earl is still attempting to contact Bill Moore.

**Suzanne Forysthe**

- We have officially changed to the new insurance company, as of Monday, May 23, 2005. We have a 3-year lock in, but we have the flexibility of discontinuing whenever the Board chooses.
- Procedure Manuals are being submitted to Suzanne.
- The Finance Committee is very inactive. John Murphy plans to meet with members of the Finance Committee.

The meeting adjourned at 5:30. The next meeting will be held on July 12<sup>th</sup> at 3:30 PM.

  
Esther Hardin  
Secretary

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Representatives:  
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Glen Killian  
Kurt Weinheimer

Board members present: Larry Alderson, Suzanne Forsythe, Esther Hardin, Glen Killian, John Murphy, and Kurt Weinheimer.

The meeting was called to order at 4:00 PM. Minutes of the April 12, 2005 meeting were distributed, read and approved.

John Murphy asked Glen Killian to update the Board on covenant violations.

**Glen Killian (Suzanne Forsythe was excused from the discussion)**

1. There is one remaining restrictive covenant violation that hasn't been resolved, it is the trash can violation at 201 Emmens. Glen has recommended a letter be sent from Dick Turner to the Adjudicatory Board requesting action on this violation. In addition, Glen has observed more pods are being used when new people move in, pods are not addressed in the restrictive covenant, therefore, Building and Grounds will be asked to review this issue.
2. Consideration should be given to requiring builders to install propane fences when new homes are constructed this would eliminate the continuous problem of uncovered propane tanks.
3. Glen continues to receive complaints about overgrown flowerbeds and poorly maintained yards.

**Home Businesses**

John Murphy shared a copy of the letter concerning home businesses that he sent to Jim King. John has spoken to our attorney concerning the on-going correspondence from the King's. John Murphy has spoken with John Reichenbach concerning other alleged home businesses by the following: Jack Smith, Joe Kelly, the holistic healer, Donna Farmer and a post card for a jewelry party. We will look at each allegation to determine the validity of the allegation.

EH

**Rented Property**

Larry Alderson shared a flier from the McCalester's advertising rental property with an option to lease for less than 12 months. Glen will call the owners to inform them that leasing for less than 12 months is a covenant violation. (End of covenant violation discussion Suzanne Forsythe returned to the room.)

**Taberna Tribune Discussion**

Subsequent to the April HOA board meeting, John Murphy and Suzanne Forysthe met with members of the Tribune to continue the HOA negotiations over the handling of the Taberna Tribune revenues. They felt it was a very productive meeting. However, the Tribune staff did not accept the proposal that the HOA had submitted in March. John asked Suzanne Forsythe to share her findings:

Suzanne Forsythe's research and recommendations to the Board were:

Results of research that she has done before and after meeting with the board in April and with representatives of the Tribune lead her to the conclusion that the Tribune has good cause for their concerns, and that the HOA should withdraw the current proposal as it has no valid basis in its premises.

After further discussion as to how she came to this conclusion she recommended the following for consideration by the board to discuss with the Tribune:

Recommendations:

- A. Withdraw the current proposal
- B. Replace it with a proposal that includes:

- Money will be segregated from the General Funds and not considered as property of the HOA
- Tribune will reimburse HOA for direct and incidental costs by a "yet to be worked out" formula
- If we choose to continue them, postage costs for mailing the Tribune to out-of-town members will be the HOA's responsibility
- Tribune will recognize that coming under the umbrella of the HOA, they are subject to whatever legal and tax rules and limitations the HOA must abide by
- Tribune to submit to regular budget process subject to Board approval: provide data as to revenue expected, provide data as to expenses broken down into categories

Direct - those expenditures directly related to Tribune publication. These would be, unless outlandish, automatically approved by the Board.

Reimbursables – incidental costs incurred by HOA for acting as custodian (includes things such as accounting services, taxes, etc.

Other – projects to be mutually agreed upon between the Tribune and Board.

EH

- No funds will be used for personal gain of any member of the Tribune staff
- Revenues and expenditures will be researched retroactive to the last half of the year 2001 to determine the exact amount of past money in question at this point.

John Murphy recommended that we withdraw the current proposal and continue to meet with the Tribune staff to resolve the revenues issue. Kurt Weinheimer stated that he would be in favor of withdrawing the current proposal if the money they currently have in the account can be used towards the construction cost of the playground. There was a motion by Kurt Weinheimer and seconded by Suzanne Forsythe to withdraw the proposal. 4 voted to withdraw there was one abstention. The motion carried.

**First Quarter 2005 Financial Report**

Suzanne Forsythe distributed copies of the current financial report for the Master HOA and Sub-associations for the period covering 1/1/05-3/31/05 and gave a short overview.

**Insurance Policy:**

Suzanne Forsythe briefed the Board on a proposal from Robinson & Stith. The Board agreed that it a more comprehensive policy at less basic cost than the current one. The proposed policy would be approximately \$600.00 less than the current policy before the addition of an umbrella policy. The Board voted to accept the new policy.

Note: With the addition of a \$1,000,000 umbrella policy, our liability coverage will increase to a total of \$3,000,000. This consists of a general liability policy providing \$2,000,000 aggregate coverage with a limit of \$1,000,000 per event, and the umbrella providing the additional \$1,000,000.

**Delinquent HOA Dues – John Murphy**

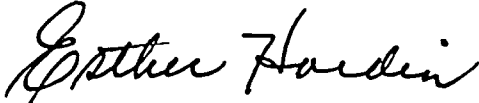
Our attorney has informed us that the HOA cannot charge late fees for delinquent dues, as only interest is addressed in our by-laws and covenants Lot owners who live in the local area can be taken to small claims court without HOA utilizing an attorney, if appealed to the District Court, the HOA would have to utilize an attorney. Those delinquent accounts whose members live out of this area cannot be taken to small claims court here. But, as the debts involve local real estate, they may be taken directly to District Court. As stated above, this requires the expense of an attorney with no guarantee that this would be recouped. She suggested a demand letter from her office might be helpful.

Delinquent Dues April 2005	\$9400.00
Delinquent Sub-association dues	\$3000.00

Suzanne will meet with the Finance Committee to develop a plan to address this concern.

Meeting adjourned at 6:10 PM. Next meeting will be May 31, 2005 at 3:30.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Esther Hardin". The signature is written in black ink and is positioned above the printed name and title.

Esther Hardin  
Secretary