

**Taberna Master Homeowners Association  
Meeting Minutes November 14, 2006**

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

Representatives:

    Bob Costanzo  
    Glen Killian  
    Terry Smith

Board members present (current and new): Kurt Weinheimer, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, Alva Windham, Martha Daniels, James Krise, and Bernadette McNulty

Meeting called to order at 3:30 PM by President Kurt Weinheimer

Minutes presented by Suzanne Forsythe, Treasurer. Minutes amended. Minutes accepted by Glen Killian, seconded by Terry Smith, passed unanimously.

**Treasurers Report**

**Architectural Control Committee**

Dick Turner, chairman of this committee, met with The Board to give an update on what is occurring with the townhouses presently being built at the entrance to Taberna. Bridge and Lee, the builders of this project, met with Dick to discuss various concerns and issues that will impact the community of Taberna. They wish to ensure that the new buildings meet with the approval of the Planning Board and comply with the covenants of Taberna.

The mail boxes will be ganged and therefore they do not comply with the design of the individual boxes stipulated in the covenant. Parking will be an issue since all internal streets will be private and must be left car free to conform to the safety laws and the present ordinance of the City of New Bern, must be accessible to emergency vehicles. There will be two city roads in the townhouse community, Taberna Way and Battlefield Road. Mitchell Lee has asked the city for additional parking along Battlefield Road, which runs parallel to the railroad.

Townhouse area will have:

1. Price range- unit A \$340,000 , unit B \$350,000
2. Each unit will have a stone façade and vinyl siding will be sand in color
3. Four units per section with a total of 41 units. Two sections will contain 2 units.
4. Each unit will have a 2 car garage, a driveway that will hold two cars, and patio decks.
5. Utilities will be run back toward the battlefield (east).
6. The area will be zoned R-8, multi cluster housing.
7. Brick walls will separate each unit.

8. A berm will be placed on the Taberna Way side. This berm will be between 3 to 4 feet in height.
9. Sale of some interior units to other builders is a possibility. They will have to conform to the basic design of the community.
10. Landscaping will be provided along Taberna Way and the front of Battlefield Road.
11. There will be a sub homeowners association. This association will be under the Taberna Home Owners Association but will be a separate entity with 100% of their own responsibility for their sub division.
12. Homeowners association will be responsible for all their internal roads.
13. All sewer, water, and electrical will be underground.
14. Bio retention ponds 10x12 ft deep used to filter run off will be present in this area. There will be six of these ponds that will have layers of sand and stone and trimmed with plants.
15. Eight units (two sections) will be completed first.

This project will be a year to a sixteen month commitment. The HOA will maintain the common area along Taberna Way. Five Magnolia trees were removed when building began and they have already been replanted. The HOA is vigilant and is very aware of each phase of this extensive project. A question arose about the Boards' ability to contact the lawyer for the Townhouses. The Board does not have current knowledge of what is going on in all areas of Townhouses. The same lawyer, Beth Atkins, represents both the Board and the Townhouses. She said she will recuse herself if a problem exists. Presently The Board does not have a complete set of the modified rules. This is an issue that needs to be addressed next year, 2007.

#### **Abbington Woods**

There is a concern about the turnover of some of the homes in this area. This especially applies to those properties that are rentals. The Board has no control over this issue. The covenants do not cover rental property.

#### **Financial**

The financial record of the Taberna Home Owners Association can be viewed by anybody in the association. Ask the treasurer, Susanne Forsythe, for a copy of the association's financial records.

#### **Nyon Road**

The drainage problem on Nyon Road will be corrected in 2007. The Board has budgeted \$3500.00 for this problem to be corrected. This will be taken care of as soon as possible but will be paid out of the 2007 budget. Letters will go to the six houses to let them know when it will be taking place. One homeowner put a groundcover material, plastic, over the area that needs to be removed. He has been informed of the project and requested to remove the said material. All of this has to be done to relieve the water build up on the properties on Nyon Road. The area in question will be regraded when the drainage work is complete. Two vacant lots will take the excess dirt with full knowledge of their owners. This area contains a 20 foot easement.

### Resolutions

The Board is still dealing with Bill Moore from the state on storm water permits. We need these permits in our name. We have sent Mr. Moore the required information but after two months we do not have a resolution to this issue. Kurt will send a letter, receipt requested, to see if closure can be attained. This effects all our drainage easements. We are responsible but we have no control.

Max Freeze finally got Geneva Road drains cleaned within a short period of time. He also went to the police about the truck traffic in Taberna. He is looking to ban all unnecessary commercial vehicles in the areas that post a 25 MPH speed limit.

### Annual Meeting

Sign up table in the lobby of the auditorium. Two volunteers will be at each table. Bernadette McNulty will provide the people to man these tables on Dec. 11, 2006.

### Crime Watch

Larry Alderson will chair the Crime Watch Committee. The structure is in place. Watch captains will be chosen to be vigilant on assessing their given areas to monitor and volunteers will be selected to give emergency numbers. Leaders will get monthly reports of crime in the area and will work closely with the Police Department.

### Violations

202 Emmens – boat parked in front of house

207 Mellon - trash can need to be concealed

Business out of home- Person in Taberna put fliers in mailboxes advertising a scrapbook business. The person in question will be contacted to see what her intent is in regard to pursuing her business.

Tab mail sales in Taberna are not in violation of the covenant.

### Yearly Dues

Suzanne Forsythe, the treasurer, proposed that the Board put a late fee, 10%, on accounts receivable that are over 30 days late. Changes in the NC legislature permit late fees as well as interest be charged unless banned in the HOA Covenants. Per our attorney's advice these penalties may be instituted without going thru a Covenant amendment process. Bob Costanzo made the motion to assess a late fee on unpaid accounts Beginning January 1, 2007, any invoice remaining unpaid after 60 days from invoice date will be assessed a late fee of \$20.00 per month until the invoice is paid in full. This was seconded by Glen Killian and passed unanimously.

Motion to adjourn was proposed by Bob Costanzo and seconded by Terry Smith.  
Meeting adjourned.

*Respectfully Submitted,*  
*Bernadette L. McNulty*