

Ed



**TABERNA**  
**HOA BOARD OF DIRECTORS MEETING**  
Tuesday, October 2, 2001

*NOT PRESENT*  
*STOCKRATH*  
*HYLTON*

**AGENDA**



- ① • Budgeting
- ② • Committee Appointments
- ③ • "Bocce Court" Approval
- ④ • "House Rental" signs
- ⑤ • Taberna Village Sale
- ⑥ • Sellhorn Property
- ⑦ • Dunn Request (purchasing adjoining land)



**TABERNA  
HOA BOARD OF DIRECTORS  
10/2/01 MEETING MINUTES**

Attendees: Donna Clayton, Jim Mock, Sherwood Crawford, Sandy Stevens, Kip Peregoy

The meeting was called to order by Jim Mock.

**Budgeting**

Finance Committee needs to begin reviewing all invoices and expenditures ASAP in order to finalize a budget which will be presented at the Annual HOA meeting in December, 2001.

**Committee Appointments**

Need to be formalized before the Annual HOA meeting. Some possible volunteers for the Board of Directors include, Ron McCausland, Gordon Jameson, and Sidge Olkowski. Current members of the BCV are Jay Valentine, Jack Townley and Jim Baxter. OTW is completing their list of representatives and will have the names to Kip by 11/1/01. Bobby Aster will fill-in for any position on committees.

The HOA Board of Directors will also need to find someone to become the Secretary of the Board for 2002.

Kip & Sandy will have copies of invoices paid thus far in 2001 for the Finance Committee. Kip & Sandy will start working on Annual Meeting documents.

Donna, Jim and Ed comprise the Nominating Committee and will provide one name for each seat along with a biography of each person selected.

Sherwood will arrange to have the annual meeting at Orrigner Auditorium on 12/10/01 at 5:30.

A Sign-Up sheet for any volunteers for the various committees will be provided at the HOA Annual Meeting.

**"Bocce Court"**

This has been deferred until a Finance Committee is organized at which time it will be reviewed again sometime in 2002. Ren Klawson will be asked to develop a maintenance cost for installation and upkeep of the "Bocce Court".

**House Rental Signs**

Rental signs are not permitted in Taberna. Ed Stuckrath will send a letter to the homeowner and/or agency advertising the rental to inform them that "For Rent" signs are not allowed in Taberna. In addition Ed will include a notification via the Taberna Tribune of the sign regulation.

**Taberna Village Sale**

The two remaining pieces of property in Taberna Village have been sold to Bluewater Homes (20 single family homes) and Neuse Builders (50 single family homes and 13 condo units-comprised of 4 living units in each condo. The Bluewater section has been replatted from 17 homesites to 20. The Neuse Builders section has been replatted from 67 homesites to 13 condos and 50 homesites. Each home and condo unit will have a garage. This area will be a high-density area and be offered as a low cost area. The single-family homes will have an opening price point of \$130,000.00. The condo opening price point will be \$110,000.00 to \$115,000.00.

**Sellhorn Property**

Scheper and Associates will begin construction of 66 homes on homesites located on property adjoining Taberna and will be known as : "Sellhorn Heights-Phase Four". These will be 900 to 1,000 square foot homes and will be priced at \$89,000.00. In consideration for the easement and sewer connection to Taberna Scheper and Associates has agreed to 6 items. A letter dated 3/30/01 is on file, which lists all considerations and approval between Weyerhaeuser Real Estate Development and Scheper and Associates.

**Dunn Request**

The request by Lee and Dianne Dunn to purchase property that adjoins their property on Lake Lemman has been tabled until further information is provided along with impact of the common access to the lake.

A request was made to replace the tree, which died and was removed, along Taberna Way. Kip stated that Weyerhaeuser Real Estate Development will split the cost of the purchase and installation with the Taberna HOA.

The next meeting will take place at the end of October or early November.

The meeting adjourned at 6:45 pm.

**Ed Stuckrath**

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**From:** "jdon" <jdon@cconnect.net>  
**To:** "Sandy" <Sandy.Stevens@WRECO1.com>  
**Cc:** "Jim" <jimruthmock@cconnect.net>; "Ed" <marines@newbernc.com>  
**Sent:** Monday, October 29, 2001 4:56 PM  
**Subject:** Committee Assignments  
Sandy -

Here is my complete list (unless I can twist a few arms tomorrow a.m.).

**OTW:** Fred Elsner, Don Hughes, Milt Leonard

**Building and Grounds:** Ren Klawson, Alan Crawford, Jim Wilson, Vicki Larrimer, Ron McClausland, Bob Fish

(Mr. Peacock was approached, but stated he had told Ed Stuckrath he would like to join the Architectural Control Committee as he was on at Greenbrier for 2 years.) I believe Jim filled the committee, but I guess we can discuss if it is appropriate to add another to that particular committee.

**Environment:** Donna Clayton, Tom Watson, Don Clayton

11/08/2001

*Ed Stuckrath*



**BOARD OF DIRECTORS MEETING  
OF  
TUESDAY, OCTOBER 30, 2001**

**AGENDA**

- Approval of HOA Annual Meeting Package
- Approval of HOA Committees & Members
- Postma – Lot 110 (Mowing Issue)
- Canoe Dock Storage – Legal Release & Authorization





## NOTICE OF ANNUAL MEETING

The Sixth Annual Membership Meeting of the Taberna Homeowners Association, Inc., will be held at 5:30 p.m., Monday, December 10, 2001 at \_\_\_\_\_, New Bern. If you are unable to attend, please return the enclosed Proxy to:

Ed Stuckrath, President  
Taberna HOA  
Post Office Box 3097  
New Bern, NC 28564

**To be valid, the Proxy must be signed and Lot number(s) designated.** If you do not designate a Proxy by name in the first blank, the Proxy will be deemed given to the President of the Association. If you do not write-in the name of a candidate for Director of the Corporation, the Proxy will be cast for the nominees selected by the Nominating Committee.

A copy of the meeting agenda is attached for your information.

Item #6 of the Agenda will be a Question and Answer Period. All questions must be submitted in writing no later than Wednesday, December 5, 2001.

I will look forward to seeing you at the meeting.

Sincerely,

Sandy Stevens, Secretary  
Taberna Home Owners Association



**AGENDA FOR THE SIXTH ANNUAL MEETING  
OF  
THE TABERNA HOME OWNERS ASSOCIATION, INC.**

December 10, 2001  
5:30 p.m.  
Orringer Auditorium  
Craven Community College

1. Call to Order - Establishment of Quorum
2. Introductions
3. Approval of Minutes of Fifth Annual Meeting
4. Presentation of Financial Reports
5. Election of 2 Directors - Property Owners  
Appointment of 4 Directors - Weyerhaeuser Real Estate Development Company
6. General Discussion of HOA Related Issues
7. Pre-submitted Questions and Answers
7. Adjourn

**Note:** A brief Board of Directors meeting will be held immediately following the Home Owners Meeting for the purpose of election of officers.



## PROXY

I, the undersigned member of the Taberna Home Owners Association, do hereby constitute and appoint \_\_\_\_\_, attorney and proxy, with full power of substitution to act and vote on behalf of the undersigned at the Annual Meeting of members of the corporation to be held at 5:30 p.m., Monday, December 10, 2001 and at any adjournments thereof. The undersigned hereby directs this proxy to be voted as follows:

1. For Director of the Corporation, the following:

\_\_\_\_\_ (Name of nominee)

\_\_\_\_\_ (Name of write-in)

2. In the holder's discretion, upon any other business that may properly come before the meeting or any adjournment thereof.

3. Should there be no named holder of the proxy set out above, the President of the corporation shall be deemed authorized to vote this proxy.

4. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy may be revoked if the undersigned member attends the meeting in person and requests of the Secretary of the corporation, prior to the Call to Order of the meeting, that the proxy be revoked. Any proxy received after the date of the meeting will be considered invalid.

WITNESS MY HAND AND SEAL on the date set forth below:

\_\_\_\_\_ (Seal)  
Member's Name

Lot Number(s) \_\_\_\_\_

\_\_\_\_\_ (Date)





**NOMINEES FOR TABERNA HOME OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

The Nominating Committee, consisting of committees from the Board of Directors, hereby submits to the membership the names of **Ron McCausland** and **Bruce Gemmill** for consideration as the nominees for a two-year term on the Board of Directors.

**Ron McCausland**

Ron earned BS and MS degrees in Electronical Engineering and worked as a designer of electronic products for military aircraft, living on Long Island where he met his wife Chris. Ron and Chris moved to Columbia, SC in 1991 to further her career and he earned a Horticulture Certificate at local community college and worked at a garden center. While there Ron was very active in the community's HOA serving in various capacities including president. Ron and Chris have two grown children, a son Tim in Columbia, SC and a daughter Jen in Charlotte, NC. Jen is expecting their first grandchild next February. Ron is active on the editorial board of the Taberna Tribune and contributes articles to the Taberna Tribune. He sings with the Community Chorus and the Messiah Choir and his other hobbies include golf, gardening, genealogy and reading.

**Bruce Gemmill**

**TABERNA  
5<sup>th</sup> ANNUAL HOA MEETING  
12/11/00  
Orringer Auditorium 5:30**

Board of Directors Attendees: Taylor Downey, Steve Mabie, Sherwood Crawford, Melissa Mister, Ed Stuckrath, Jim Mock, Sandy Stevens

The annual Taberna HOA meeting was called to order by Taylor Downey.

This years meeting was held at Orringer Auditorium, which was provided free of charge by the Craven Community College

A few people were recognized for volunteering their time during the past year;

- Members of Board of Directors (Jim Mock, Ed Stuckrath, Sherwood Crawford, Melissa Mister, Sandy Stevens and Steve Mabie who will relinquish his position (a 2-year term) as Vice President of the Board of Directors
- Vernice Merrell-Editor of the Taberna Tribune
- Ren Klawson, Bob & Linda Livingston, Ron & Chris McCausland (all volunteers helping with the Taberna Tribune)
- David Lloyd who has helped solicit block captains for our neighborhood and scheduled meetings for the Community Watch Program.

Vernice Merrell, Editor of the Taberna Tribune requests any articles, special features or other items of interest. Call 252.634.9156 to provide input.

A fresh cut 10' tree, which was located near our entrance, was provided by Weyerhaeuser. Special thanks to the following residents for the tree and bridge decorating:

- |                         |                        |
|-------------------------|------------------------|
| Shirley and David Lloyd | Vicki and Dan Larimer  |
| Clare and Dick Finnegan | Loretta and Jim McGory |
| Bruce Gemmill           | Ren Klawson            |
| Chris McCausland        | Jim Mock               |
| Bob Livingston          |                        |

Our annual Christmas celebration was held on Friday, December 8th. Special events included Caroling lead by Liz Wagley, the arrival of Santa Claus in a vintage fire engine (special thanks to Bobby Aster and the off duty firemen), cookie swap under the tent on Geneva Road, a perfect bonfire (which provided warmth and special glow), and hot chocolate, spiced cider and apple juice.

The 2000 Financial Report was presented by Mona Kay Sadler, CPA for Taberna the HOA. From 1/1/00 to 12/1/00 the HOA expenditures were \$63,000.00. \$27,000.00 was received from the collection of HOA annual dues of \$60.00 per year, \$20,000.00 which was supplemented by Weyerhaeuser Real Estate Company and \$15,000.00 came from sub-communities. All of the income received during this timeframe has been spent with a majority of the monies spent on the new plantings at the entrance along with more landscaping and additional plantings through out Taberna.

The Board of Directors will meet again during the early part of January 2001 and the minutes of the meeting will be mailed sometime in the latter part of January.

A special thank you to Steve Mabie, current Vice President of the Taberna HOA, whose 2-year term expires at the end of 2000. The nominating committee has submitted the name of Donna Clayton to become a Director of the HOA Board of Directors. Everyone was mailed a proxy & nomination form. Donna and Don Clayton came to Taberna from the eastern shore of Maryland. They make their home in Taberna at one of the town homes on St. Gallen Road.

There were no nominations for HOA Director from the floor, nominations were closed and the audience approved Donna Clayton as a new director for a 2-year term.

Some new areas were opened to the market in March, 2000. They were sections 7, 22 & 23, also section 32 which provides very nice golf course lots. The wetland areas at the rear of these lots will prevent golf balls from coming in your yards).

2001 will include all phases being developed, with the exception of a small area. The infrastructure will be completed during the coming year. The final count will be approximately 780 home sites in Taberna, which has been projected from the beginning. 410 lots have been sold to date of which 385 are occupied and 21 homes in various phases of construction. We now have 370 home sites left to be developed.

I would like to take this opportunity to thank all of you during the past year because you've have made my job a lot easier. Taberna has enjoyed some wonderful press releases in The Wall St. Journal, Time, Links, New York Times, Where To Retire (which rated us one of top 100 communities), Living Southern Style (which chooses the top 80 communities), due in part to our amenities; park, picnic shelter, horseshoe pit, play area and canoe docks. Leadership Craven & UNCW have visited Taberna and are asking about our vision of Smart Growth and we're being recognized about the interesting things we have in our community.

I'm sure you've noticed the new plantings of annuals and perennials by the bridges and the entryway that has been installed by Reed Landscaping

#### **General Discussion & Questions:**

The meeting was opened to the floor for a brief question and answer period and the following lists the questions asked and the answers given.

#### **Question**

How about raising the HOA dues to \$100.00 per year in order to avoid a shortfall to the HOA?

#### **Answer**

WRECO realized, at the beginning of the Taberna project, that it would need to subsidize the HOA and it is part of the projected company budget and is considered to be mutually beneficial to help the HOA. We do not want to increase dues drastically but Taylor does anticipate an increase for 2001. During 2001 another \$14,000.00 will be given by WRECO in order to subsidize the HOA.

Income from One Taberna Way and Boleyn Loop areas are where some of the extra money comes from. A small amount of income is also generated from the Taberna Tribune.

#### **Question**

What is the status of the land by the Railroad tracks (the 10 acre track earmarked commercial)?

#### **Answer**

At this time the owners are discouraged because there is not any sale activity on the property. The original owner, Mel Beaver, sold this property to his brother and a man from Europe. They have tried to have it rezoned to C4. We've met with the City of New Bern and Board of Directors and changed the zoning to C5 and mandated that the owners must adhere to the plans that WRECO approved at the beginning of the Taberna project.

#### **Question**

In trying to maintain the looks of Taberna it has been noticed that many of the empty lots in between the homes get scraggly during the summer and perhaps they should be cut more often than twice a year? The owners of these undeveloped lots should be assessed for the additional cuttings.

#### **Answer**

It's a balancing effort to keep these sold lots mowed. Each year is different and growth is dictated by weather conditions. We try to cut after the spring season of growth and in the fall.

**Question**

When a lot is purchased aren't the owners responsible for cutting?

**Answer**

Yes, as per our Protective Covenants. Letters are developed and sent to owners twice a year to have mowing completed by a certain date. If lots are not mowed, the lots are cut by a WRECO contractor and the property owner is then billed for the work.

**Question**

Are we deviating from our Protective Covenants by allowing fences, storage sheds, etc?

**Answer**

The Protective Covenants cannot be deviated from. All requests for changes, addition, remodeling are checked by the Associate Architectural Review Committee.

**Question**

What if we see things being done that are not right, can we call you?

**Answer**

Yes by all means, I would appreciate this information.

**Question**

Who's responsible for upkeep on streets & curbing?

**Answer**

The City of New Bern

**Question**

What is the set back from street?

**Answer**

10' from street and then another 10' which is a 20' setback

**Question**

Could someone please check out when these homes are under construction-the one next to mine looks into my breakfast room?

**Answer**

Taylor will arrange to meet with resident at his homesite to review and resolve this matter.

**Question**

What about allowing detached garages, etc.?

**Answer**

Garages are built in conjunction with the home.

**Question**

Why do we allow propane tanks, boats, trailers, trash receptacles, etc.?

**Answer**

Boats, trailers, etc. are not allowed in Taberna per our Protective Covenants. Above ground propane tanks and trash receptacles are to be shielded from sight by fencing or shrubs.

**Question**

Could adjoining neighbors be notified when changes are being made to existing homes?

**Answer**

We will take this into consideration.

**Question**

The garage on Baden is not a good layout and I'd like you to come to my house and take a look at this house next to mine. I also feel that the fence is too high.

**Answer**

The fence request was submitted by your neighbor and is within the fence guidelines. The garage is also within stated guidelines.

**Question**

Will we have somewhere in Taberna to park boats?

**Answer**

Taylor explained the restrictions, liabilities, and challenges with boat parking area and a boat parking area is not feasible.

**Question**

What can be done about people selling things from the backs of their trucks?

**Answer**

The proper procedure is to call the City of New Bern Police Department and report the situation.

**Question**

What should be done if we see that there are some trees next to our homes that look like they might fall?

**Answer**

Contact your neighbor or call me.

The question and answer period was closed. If you should have any further issues please call me; I'm in the office every day.

**Propane Tanks:**

We've spoken with propane dealers, Master Builders and property owners regarding the need for proper screening of the tanks. What I propose is that we send a letter to owners who haven't built yet and inform them of the Protective Covenants. Also notification to those homeowners in violation that the addition of proper screening must be completed by June 1, 2001 and that it is based upon the wishes of the Taberna HOA.

In order to gain more control of where the tanks are placed and how they will be screened, we will now require that tanks/trash receptacle placement be submitted along with the initial house plans. Articles will be placed in Taberna Tribune to alert all owners of property in Taberna of the Protective Covenants regarding this issue.

**Public Relations:**

Local populace doesn't like Taberna or its' residents per channel 10-more Public Relations would help change that perception. Specifically the people by the Quarry have made the statement "If it was Taberna, the City would be here at a moments notice".

**Requests:**

1. Slab homes are issues with existing homeowners-will you remedy all these things (garage, stockade fence, etc)
2. We need talent on our review committee (how about starting an appearance commission),etc.
3. Voting-Before WRECO leaves the area could they put us all under one ward vs. the 2 we now are? Could we possibly combine Evans Mill and the 2 Taberna wards into one?
4. Could we get a petition of everyone in Taberna in order to change the ward situation
5. Board of Directors should form a committee to aid in the redistricting.

Thank you all for coming. I'd like to wish each of you a very Merry Christmas and a Happy and Prosperous New Year. 2001 will be our very best year yet. The Taberna Sales Office is committed to selling 150 home sites for 2001. Tell your friends about Taberna and be sure to invite them to our community to sample our unique lifestyle.



TABERNA HOA COMMITTEES



Finance –

Gordon Jameson, Sidge Olszewski, Bob Dell Orfano, Bart Rovins



Community Affairs –

Ted and Birdie Grigon, Jim & Rita Jacobson, Bo Wernersbach



Architectural Compliance –

Fred Bender, M. O'Donnell, Dick Turner



Building & Grounds –

Ren Klawson, Alan Crawford, Jim Wilson, Vicki Larimer, Ron McCausland, Bob Fish



Environment –

Don and Donna Clayton, Tom Watson



Boleyn Loop Villas –

Jim Wilson, Jay Valentine, Paul Smith



One Taberna Way –

Fred Elsner, Don Hughes, Milt Leonard

