

**Taberna Master Homeowners Association  
Board of Directors Meeting Minutes  
September 22, 2004**

**Attendees:**

Larry Alderson  
Esther Hardin  
John Murphy

John Galvanek  
Joan Peacock  
Bill Rounds

**Agenda Items**

This meeting was convened to finalize selection and procedures for the Adjudicatory Panel.

A motion was made, seconded, and approved to select the alternate Panel Member for a one year term, following which term the alternate would then be nominated to a new three year term. Marcia Crawford is to be advised to have this change made in the Panel Procedures document currently being revised.

A discussion of all (9) volunteers for panel service took place. Following the discussion and review of the candidates, a vote took place with the following results:

For a three year term: Suzanne Forsythe

For a two year term: Bryan Scoggins

For a one year term: John Reichenbach

For a one year alternate term: Chuck Censullo

A motion was made, seconded and passed to approve the above nominees.

Bill Rounds is to notify the selected volunteers and schedule a meeting to officially put the Panel in place. Volunteers not selected should be notified and thanked for there interest.

Taberna Homeowners Association  
Board of Directors Meeting Minutes  
September 13, 2004

Attendees:

Larry Alderson  
John Galvanek  
John Murphy

Marcia Crawford  
Esther Hardin  
Joan Peacock

Bill Rounds  
Dick Turner

Agenda Items

Covenant enforcement issues and procedures were reviewed with Dick Turner, chair of the Architectural Control Committee (ACC).

There are several alleged violations; the main one being the porch railing on a house in Abbington Woods. No change request was submitted for the modification. A notice will be sent to the homeowner advising them that approval from the ACC is required. Plans for the porch railing are to be submitted and then ruled upon by the ACC.

There is still an issue with a basketball net on Ticino.

A clarification was reached on signage in Taberna. Sign standards are in place and the ACC will provide oversight on all signs placed on lots that are under construction. Buildings and Grounds will provide oversight on all post-construction signs. The only allowable signs are security signs and dog-in-training signs.

The ACC will also discuss the issues surrounding swimming pools.

Nine volunteers so far have responded to the email that was sent out about the Adjudicatory Panel.

A motion was made, seconded and approved to accept the minutes from the August 9<sup>th</sup> HOA Board of Directors meeting.

John Galvanek gave the Board an update on the Emmen fence. The posts are in and the slats are being installed. There is a low spot in the berm that will require a 10 foot high section.

We dicussed the annual family Christmas party that is held in the park. Larry Alderson volunteered to be the Christmas party coordinator.

Esther Hardin gave the Board an update on the Sharing Program. An article has been submitted to the Taberna Tribune explaining the program and asking for a volunteer to serve as coordinator.

**Treasurer's Report:**

There was some discussion on release of monies in the Special Account. The fund was established to hold money voluntarily given to the HOA to cover any legal fees resulting from the condominium and cluster housing proposal made by Weyerhauser. John Galvanek received a letter from Ron McCausland requesting release of the monies to the New Bern Historical Society - Civil War Battlefield (see attached). Since no record was kept as to the homeowners contributing to this fund, a motion was made, seconded and approved to release the Special Account funds to the New Bern Historical Society.

John Galvanek reviewed the 2005 proposed budgets for the Master HOA, the reserves and sub-association budgets (see attached handouts). There is an indication that the dues for 2005 will be raised to \$200 a year.

The next HOA Board meeting will be held on Wednesday, October 5, 2004 at 4p at the HOA Office.

Respectfully submitted by,

Marcia Crawford  
Secretary

222 Mellen Road  
New Bern, NC 28562  
August 26, 2004

John Galvanek, Treasurer  
Taberna Master Homeowners Association  
1005 Taberna Circle  
New Bern, NC 28562

Dear John,

I am writing in behalf of the Taberna Subcommittee of the Civil War Battlefield Fund-Raising Committee of the New Bern Historical Society. This subcommittee is composed of the McCausland, Livingston, Larimer and Rovins families. This committee is working within Taberna, to help make the battlefield an educational site and a tourist attraction in the New Bern area. The committee is planning a Battlefield Park Day, a fundraiser to be held November 20, 2004 at the battlefield site. The event will be presented by the NC 7th Regiment reenactors and should prove to be a very special opportunity to learn about the battle and the conditions that the civil war soldiers and supporting civilians experienced during the war. A copy of a draft flyer is attached which notes the things that the reenactors will be displaying and talking about.

Committee members will publicize the Battlefield Park Day event through posters, mailings and personal visits. We will incur up front expenses to sponsor this event and the committee is donating its time and money to offset some of these expenses. We are asking the Taberna Master Homeowners Association to release the money held by the Association in the Special Account to the New Bern Historical Society to provide additional money to help sponsor the Battlefield Park Day.

The money in the Special Fund does not belong to the Taberna HOA, it is being held by the HOA for the "Committee of Eight", a committee formed to oppose the condominium and cluster housing proposal that was made by Weyerhaeuser for what is now known as Abbington Woods. About 50 Taberna residents gave \$100 each to provide monies for legal help to prevent the proposed plan from being a reality. Most of the money that was given was spent in legal fees. The remaining money is in the Special Fund. No records exist that would help to return the unused funds to those that gave them. I have personally talked to most of the members of the "Committee of Eight" and they are in agreement that the money left could/should be used for the Battlefield Site. Ed Stuckrath was the head of the "Committee of Eight".

The money would be used by the committee to produce flyers, mailings, other advertising matter and other up-front expenses for the Battlefield Park Day fundraiser. Any monies not used would be included in the monies raised by the event for improving the battlefield site for the educational and tourist attraction goals.

Respectfully submitted,



Ron McCausland Chair, Taberna Subcommittee  
Civil War Battlefield Fundraising Committee, New Bern Historical Society

**2005 ANNUAL BUDGET  
MASTER HOA**

Item	<u>2003</u> <u>Actual</u>	<u>2004</u> <u>Budget</u>	<u>2004</u> <u>Projectec</u>	<u>2005</u> <u>Budget</u>
<b>Cash Receipts</b>				
Dues-(778@180-2005)	124416	127046	131833	140040
Tribune Journal	1215	0	3000	3000
Miscellaneous	220	0	36	0
<b>Total Receipts</b>	<b>125851</b>	<b>127046</b>	<b>134869</b>	<b>143040</b>
<b>Cash Disbursements</b>				
Landscaping-Scheduled	88647	77600	82680	81705
Landscaping-Misc	0	10500	13500	10500
Insurance	3295	3500	4261	4100
Utilities	3938	4600	4600	4900
Accounting&Legal	6696	8000	7000	8200
Rent	0	2650	2700	2700
Entry Way Improvements	0	7650	6000	0
Replacement Reserves	10012	6646	10646	10000
Operations Contingency	0	0	0	10000 ***
Tribune Journal	1926	0	2993	3000
Administrative	2379	3000	3000	3300
Annual Meeting	975	1000	1000	1000
Miscellaneous	3225	1900	1800	1500
Playground Equipment	0	0	0	0 ***
<b>Total Disbursements</b>	<b>121093</b>	<b>127046</b>	<b>140180</b>	<b>140905</b>
<b>Receipts Over Disbursements</b>	<b>4758</b>	<b>0</b>	<b>-5311</b>	<b>2135</b>
			***	

\*\*\* Discussion Points

NOTE: Dues need to be raised

## 2005 ANNUAL BUDGET MASTER HOA

Item	<u>2003</u> <u>Actual</u>	<u>2004</u> <u>Budget</u>	<u>2004</u> <u>Projectec</u>	<u>2005</u> <u>Budget</u>	
<b>Cash Receipts</b>					
Dues-(778@180-2005)	124416	127046	131833	140040	
Tribune Journal	1215	0	3000	3000	
Miscellaneous	220	0	36	0	
<b>Total Receipts</b>	<b>125851</b>	<b>127046</b>	<b>134869</b>	<b>143040</b>	
<b>Cash Disbursements</b>					
Landscaping-Scheduled	88647	77600	82680	81705	
Landscaping-Misc	0	10500	13500	10500	
Insurance	3295	3500	4261	4100	- 3750
Utilities	3938	4600	4600	4900	
Electric					1700
Water					3200
Accounting&Legal	6696	8000	7000	8200	
Accounting					4200
Legal					4000 <i>currently 5000</i>
Rent	0	2650	2700	2700	
Entry Way Improvements	0	7650	6000	0	
Replacement Reserves	10012	6646	10646	10000	
Operations Contingency	0	0	0	10000	***
Tribune Journal	1926	0	2993	3000	
Administrative	2379	3000	3000	3300	
Annual Meeting	975	1000	1000	1000	
Miscellaneous	3225	1900	1800	1500	
Social Programs					500
Other <i>Recreational</i>					1000
<del>Playground Equipment</del>	0	0	0	8000	***
<b>Total Disbursements</b>	<b>121093</b>	<b>127046</b>	<b>140180</b>	<b>140905</b>	
<b>Receipts Over Disbursements</b>	<b>4758</b>	<b>0</b>	<b>-5311</b>	<b>2135</b>	***

\*\*\*Discussion points

NOTE: Dues need to be raised

2005 ANNUAL BUDGET  
RESERVES  
TABERNA HOA

Association	<u>Balance</u> <u>12/31/2003</u>	<u>Projected</u> <u>12/31/2004</u>	<u>Budget</u> <u>12/31/2005</u>
Taberna Master	21054	31726	51726
Boleyn Creek Villas	2711	4089	9553
One Taberna Way	15006	19146	23466
Taberna Landing	4322	4322	4322
Abbingdon Woods	0	0	??
Total Reserves	43093	59283	89067

**BOLEYN CREEK  
2005 BUDGET**

Cas Receipts (23 Homesites @ 590)	13570
Cash Disbursements	
Landscaping	12480
Accounting	360
Reserves	1375
Total Cash Disbursements	14215
Receipts Over Disbursements	-645

Note: Reserves collected from all residents for alley way that benefits some.  
Dues need to be raised.



TABERNA LANDING  
2005 BUDGET

Cash Receipts-(6 Homesites @625)	3750
Cash Disbursements	
Landscaping	3120
Accounting	320
Total Cash Disbursements	3440
Receipts Over Disbursements	310

ONE TABERNA WAY  
2005 BUDGET

Cash Receipts (12 Homesites @1844)	22128
Cash Disbursements	
Landscaping Basic	15180
Landscaping Extras	2238
Accounting	380
Reserves-Painting/Roof	4320
Bank Charges	10
Total Cash Disbursements	22128
Receipts Over Disbursements	0

NOTE: Excess cash being generated, landscaping extras is a plug to zero out receipts over disbursements.

ABBINGTON WOODS  
2005 BUDGET

Cash Receipts-(62 Homesites @420)	26040
Cash Disbursements	
Landscaping	24800
Accounting/Four Billings	560
Fence Reserve	??
Total Cash Disbursements	25360
Receipts Over Disbursements	680

NOTE: Landscaping estimate is not current.  
Discussion of fence reserve.  
Should dues be raised?

Fence  $\approx$  \$420