

**Taberna Master Homeowners Association
Meeting Minutes Sept 12, 2006**

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

Representatives:

 Bob Costanzo
 Glen Killian
 Terry Smith

Board members present: Kurt Weinheimer, Larry Alderson, Suzanne Forsythe, Glen Killian, Terry Smith, Bob Costanzo, and Bernadette McNulty

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

Minutes presented by Bernadette McNulty, Secretary. Minutes accepted by Glen Killian, seconded by Kurt Weinheimer, passed unanimously.

Treasurers Report

Cash:

Total cash in the Master and Sub-Assn. checking accounts as of 9/6 was \$93,745. This includes \$16,000 in compliance deposits.

Accts. Rec / Liens:

As of 9/6 the total outstanding accounts receivable is \$7,172. Included are \$1,844 representing nine open liens.

Finance Committee:

New Members: The Treasurer presented the names of two Taberna residents for acceptance by the Board to the Finance Committee. These volunteers are Gene Peele and Bob Moore. After discussion, both candidates were unanimously accepted as members of this Committee.

2007 Budget and Reserve Project Update:

The Treasurer updated the Board as to the latest meeting of the Finance Comm. and its status in finalizing the 2007 Budget & Replacement Reserve Review Project. The committee met on 8/24, and plans to meet again on 9/20. It is hoped that a draft of both may be ready for Board's review at the 10/10 HOA meeting.

From the Committee's initial review of 2007, it appears that the Master dues and most of the Sub-Assn. dues will need to be increased. The Treasurer enumerated these with the caveat that they may change up or down when discussions are completed. There was a request by a Board member that dues for Abbington Woods be kept at 2006 level, if possible.

The Treasurer requested addl. input from the Board in regards to three new cost centers for the Budget. After discussion, the resulting advice was:

Crime Watch Comm. should be budgeted at \$500.

Water Drainage Maintenance should be budgeted at \$3,500 for specific usage at Nyon Road.

Beautification Project: First year expenditures should be budgeted at \$20,000. However, the expected \$7,000 unpaid portion of the architect's invoicing should also be incorporated into this line item for a total of \$27,000. The architect's total cost is expected to be \$10,000. At this time, only \$3,000 is expected to be paid in 2006.

Sale of Commercial Property at Taberna Entrance

Kurt Weinheimer informed the Board that he was apprised of the pending sale of 2 pieces of property at the entrance to Taberna, directly off Route 70, between the railroad tracks and 70. The Morton Company Inc., a development firm, is in the final stages of purchasing both properties, a 4.5 acre piece of property from the Popkin Brothers, who presently own the property on the west side. The property on the other (east) side of the entrance is a 1 acre parcel owned by First South Bank.

Our main concerns are: what will it look like and what will the property contain. The larger piece of property, by an agreement through a restrictive covenant with the City of New Bern, must contain a bank or finance office. We the residents of Taberna, have the right to approve the architecture of any and all buildings that are proposed.

A meeting was prompted by the purchasers of both pieces of land to have the THOA sign a release document to not hold them to a bank.

The concerns of the HOA are numerous. We have to keep the esthetics of the Taberna entrance and therefore we will take a strong hand in our control over the type of architecture used at the entrance. Up to this time we have maintained the property from the rail tracks to Route 70, even though we do not own this property. Will this property be maintained by the Development Company? The access to this property is off Taberna Way. Will the current brick and wrought iron fence be maintained? Will a service road be added by the state to change the entrance? Will the existing traffic light be maintained at the junction of Route 70 and Taberna Way?

The Morton Development Company has been involved in many projects in and around New Bern: The Mallard Center, The Wellons Center – Medical Arts area, and Family Dollar Store. They agreed to put up buildings that would fit into the community, they intimated that their buildings would be brick. The Board expressed that the community has an emotional attachment to the area and wants it to stay in the “Taberna Fashion”.

The time table for development will be approximately Summer 2007. Morton & Co. will lease the buildings to retail. Presently it is too early to speculate on what will be built. The only leverage we have is what the buildings will look like and how they comply to the environment of Taberna. We have no objections to two banks.

~~Our entrance has to be relocated over the railroad tracks, because that is where our land ownership begins. We have no easement rights where present entrance is located. We do however have a bargaining chip. Kurt Weinheimer proposed a motion. Kurt will ask Beth Atkins that we sign off on the bank amendment. We will lose our entrance and the developer will reestablish our entrance on THOA property, immediately after the railroad tracks. We will still have control of the architectural design on commercial lots #1 and #2. We will ask for 500 sq ft of office space in the proposed new facility. Rent not to exceed \$3000 per year including utilities for the first 3 years. Motion seconded by Glen Killian. Passed unanimously.~~ ✱

Beautification

Contract signed the week of 9/1. Landscape designer, Jack Daft, hired to provide THOA with an extensive design.

Crime Watch

Buddy Devlin will most likely take the assignment and David Lloyd will help.

Nominees for 2007 Board

Input will come at the next meeting.

Storm Water Permits

Met with Bill Moore on a number of lots. Weyerhaeuser gave Taberna storm water permits. All data from the state must agree on all plans. We need to agree on base line data. On Nyon, in the flooding areas, we are responsible for fixing the problem. \$3500 will be put into next years budget. We will open the drain grade and clean , sodding will be extra. We will inform homeowners in said areas by registered mail. Access will be by vacant lot and excess dirt will be spread on this lot. Budgeted for 2007.

Trash Dumpster

Fred and Gretchen refused permission to dump into the Club's dumpster. We have contracted for a 4 yd dumpster from GDS to be placed at the canoe dock. It locks but it will be automatically dumped. We will approach The Club about the goose problem.

Finance Committee

Donald Peele and Bob Moore are candidates for the position on the Finance Committee. Glen Killian proposed that we accept the two nominees for the Finance Committee. Seconded by Larry Alderman. Passed unanimously.

Amendment to Judiciary Board

Kurt Weinheimer proposed that a person should have the right of appeal to the THOA Board after the Judiciary Board has ruled on an issue. Seconded by Suzanne Forsyth. Passed unanimously.

There is a possibility that the THOA will have a web site designed to post minutes and current agendas. The cost to maintain this site would be \$200 per year.

Motion to adjourn at 5:38 by Glen Killian. Seconded by Larry Alderson.

Respectfully submitted
Suzanne L. Forsyth