



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**October 26, 2021**

**CALL TO ORDER:**

Rob D'Angelo called the meeting to order at 3:30 p.m.

**ESTABLISH QUORUM**

A quorum was established with seven of seven members present:

Rob D'Angelo	Carmen Miller
Wayne Maruna	Randy Beltz
Jonathan Foster	Rick Keifer
Gordy Barnes	Bruce Clark
Krista Elliott	Kjersti Solter

Wayne moved that we accept the September Minutes as submitted. Gordy seconded. Motion was unanimously approved.

**COMMITTEE REPORTS**

**Architectural Control:**

The following is Perry's report:

There was a total of twelve (12) Architectural Change Requests:

- 4 Tree Removals
- 3 Whole House Generator
- 1 Dock and walkway
- 3 Front Door Upgrades
- 1 Pool deck upgrade

**Building & Grounds:**

Randy Beltz

- Randy sent audit from front entrance with material and what can be reused.
- Bobby and city will come out and decide placement of lamp posts and what city will cover in expenses.
  - Gordy/Randy to rent ditch witch to dig trench to run power.
  - City will run water for irrigation.
- US 70 update – attorney negotiating settlement in order to recover funds from initial condemnation
- Streamline the accounts payable. HOA needs a point of contact.
  - Krista to get a list of contractors with documentation status.
  - Following up with accounts payable to see if she can take the lead for HOA.
- Update on lot 512 – at hearing now with adjudicatory committee.

**OFFICERS' REPORTS**

**Vice President:**

**Treasurer:**

Wayne Maruna summarized the HOA Financials through September 30, 2021. The complete report is enclosed.

- Wayne summarized the 2022 budget.
- Gordy motions to approve 2022 budget. Bruce seconds motion. Unanimously approved.

**CAMS Manager Report:**

- Annual package ready to be mailed out. Wayne to add financials for package.

**President’s Comments:**

- November meeting to be moved Thursday November 18, 2022 3:30 PM due to holiday.

**OLD BUSINESS**

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**NEW BUSINESS**

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**EXECUTIVE SESSION**

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**ADJOURNMENT**

Here being no further business, Jonathan moved to adjourn the meeting. Seconded by Jonathan. Motion carried unanimously at 4:40 PM.

**Approved by the Board of Directors:**

Submitted by: Jonathan Foster  
 Jonathan Foster, Secretary  
 Date: 10/26/2021

Approved by: Rob D’Angelo  
 Rob D’Angelo, President  
 Date: 10/26/2021

**NEXT MEETING**

The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, November 23rd at 3:30 p.m.

