



## **TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.**

### **BOARD OF DIRECTORS MEETING MINUTES**

**January 24, 2023**

#### **CALL TO ORDER**

The regular monthly meeting of the Taberna Homeowners Association was held on Tuesday, January 24, 2023, at the HOA office on Old Cherry Point Road.

#### **ESTABLISH QUORUM**

Those participating: Dante Genua, Tom Love, Rick Kiefer, Carmen Miller, Annette Walker, Mark Eckert, Rick Magda, Ruth Elsner and John Radtke (One Taberna Way Committee) and Krista Elliott-Rea (CAMS). It was determined that a sufficient quorum was present, and the meeting was called to order at 4:35 pm by Dante Genua, President.

The meeting minutes for November 2022 and December 2022 Annual Meeting were approved.

#### **COMMITTEE REPORTS**

##### **Architectural Control:**

The monthly Architectural Committee report submitted by Perry Caswell was reviewed.

##### **Building & Grounds:**

One Taberna Way representatives (Ruth Elsner and John Radtke) attended the meeting bringing to the board's attention the difficulties occasioned by the One Taberna Way budget committee when trying to engage vendors who do not have the requisite worker's compensation insurance, ability to obtain reasonable estimates for power washing, gutter cleaning and the replacement of air vents. Some workarounds were discussed. Krista (CAMS) will be receiving estimates/proposals from a company in New Bern and will share that information back with Ruth and John. A brief discussion was also held relating to a drainage issue (Rick Magda offered to look into it).

Follow up on the Tree Policy proposal was discussed again. Mark will distribute a copy again to the members asking for their final reviews and to provide their input/feedback.

#### **OFFICER REPORTS**

##### **Treasurer:**

The Treasurer's report was given by Rick Kiefer and Annette Walker and included a review

of accounts receivables, replacement and emergency fund balances, revenue and expenses. Earlier in January, Rick provided copies of 'Reserve' proposals/estimates for the board to review and asked for feedback to assist towards discussions and decision making efforts.

**CAMS Manager Reports:**

Krista Elliott-Rea reviewed the status of CAMS reports and information. She also discussed the status of monthly rental increases by the landlord of the HOA offices. Currently we are paid for January, February and March. A discussion was held on what our alternative and planning preparations would need to be if/when we terminate our rental arrangement.

**President:**

Dante Genua shared feedback on the new homeowners welcome meeting held earlier. He also stated that performing a survey would be helpful to help gain better insight from our community residents.

**ADJOURNMENT**

The meeting was adjourned at 6:10 pm.

**NEXT MEETING**

The next meeting is scheduled for February 28, 2023.