

April Minutes – 2011

Minutes of Board of Directors Meeting Taberna Homeowners' Association April 6, 2011

Board Members Attending:

John Serumgard	President
Russell Packard	Vice President
Chip Rice	Secretary
James Dugan	Treasurer
Rick Layton	Member at Large
Chris McCausland	Member at Large
Al Lefebvre	Member at Large
Bob Costanzo	Finance Committee

The meeting was called to order by John Serumgard at 5:30, there being a quorum present.

Presidents Remarks

John Serumgard commented on the roadwork being done near the main entrance. They completed work on one project and then created a new construction area. The work is being monitored.

Minutes Review/Approval

Chip Rice submitted the minutes from the March meeting of the Board for approval; they were approved as read and will be added to the Website.

Treasurer's Report

Jim Dugan provided his report which is attached. The Federal and State returns for 2010 are completed and filed.

Covenant Enforcement

Rick Layton stated that he is investigating a complaint of multiple real estate signs. A recurring issue with a house on Geneva not maintaining their grounds will be pursued. The house on Ticino that is unoccupied has grounds that need to be cleaned up again. Some property owners bought their own numbers that are not standard. The HOA provides numbers for free - John will mention in the next Taberna News.

Old Business

- Landscaping Maintenance Contracts – One Taberna Way would like to continue with their current landscape company. As long as they submit a bid for a two year contract consistent with the other bids the board sees no reason for multiple bids. The Cover Letter, Instruction and General Conditions, and Scope of Work documents were reviewed. Distribution of the bid requests was discussed and Chris will work with Ron McCausland to develop a list of potential landscape companies to send packages. Once ledger entries have been established the account numbers will be added to the name of each contract.
- Accounting Services Contract – Bob Costanzo, finance committee, requested the board to consider having a two year contract for our accounting firm. There is a considerable start-up cost related moving to a new accounting firm. No decision was made.

- Website Updates – Russ Packard stated the website is up-to-date. He is waiting for updates from the crimewatch committee. He also stated several companies have inquired about having their business added to the site. This could be a revenue producing opportunity. Statistics show that eighty percent of the hits are from out-of-state, showing potential buyers may be accessing the site.
- Taberna Country Club – John attended the court proceeding in Wilson and little occurred other than minor issues.
- Office Lease Renewal – It has been renewed and is in the file.
- Insurance Renewal – It is being reviewed by underwriters and should be renewed soon.

New Business

- Taberna Stormwater Permit – The State wants to initiate a review of our drainage areas against the filed permit. The state will provide a copy of the map with areas specified for review. We will have to do a walkthru with the state and address any issues that are identified. Some of these may result in both homeowner and HOA responsibilities.
- Denson Park Pedestrian Bridge Repairs – A motion to approve work to be done by Decks and Docks to replace deckboards and a girder and piling was approved.
- Boleyn Creek Blacktopping – A motion to approve work to be done by Property Maintenance Services to seal coat Boleyn Creek Alley was approved.
- Piedmont Gas – After a discussion on HOAs role in the effort to get gas lines in Taberna, we agreed to have Piedmont come to the May meeting to bring the board up to speed on the feasibility of this project. The effort is currently being pushed on Tabmail for homeowners to respond via surveys.
- Emmen Road Project – A question of more landscaping on Emmen was presented to John. After discussion no new landscaping will be done.

Good of the Association

A management firm, CAMS, has asked if they can make a presentation to the board on what they could potentially do for us. John suggested the board review their website and discuss this at the next meeting.

Meeting Schedule

The next meeting is scheduled for Wednesday, May 4, 2011

The meeting was adjourned at 7:22.

Approved by the Board of Directors:

By: _____
John Serumgard, President

_____ Date