

July Minutes – 2011

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

Board Members Attending:

John Serumgard	President
Russell Packard	Vice President
James Dugan	Treasurer
Chris McCausland	Member at Large
Rick Layton	Member at Large

Members Absent:

Chip Rice	Secretary
Al Lefebvre	Member at Large

Also Attending:

Ron McCausland	B&G Committee Chair
Dick Turner:	ACC Chair

Guests:

Cathie Johnston	CAMS
Hilton Tetterton	CAMS

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

Presidents Remarks

Al Lefebvre is at home recuperating from his recent surgery. He is doing well and expects to attend next month.

CAMS Presentation

The President introduced Cathie Johnstone, Senior Vice President of CAMS, who made a presentation of her company's homeowner association management capabilities. Ms Johnstone introduced Hilton Tetterton, a CAMS associate who would serve as our property manager if they were selected as our management contractor. During her presentation, the following points were made:

- CAMS has more than 20 years experience in HOA management;
- CAMS has a client service department that assists the manager and can handle all calls from homeowners;
- CAMS has highly standardized procedures and a specialized software system that captures all information and provides transparency to the residents and the Board;
- CAMS can handle or assist with covenant enforcement; architectural reviews; contractor selection and management; all accounting and bookkeeping functions; budget preparation; annual meeting preparation; web site management; email list management; and other functions.
- Pricing is based on a fee per house per month, plus certain administrative fees charged on a per use basis.

The presentation concluded with a question and answer session. The President thanked the CAMS representatives for their presentation

Adding wells to ACC responsibilities

Dick Turner, Chair of the ACC, made a presentation on wells. He noted that several residents have had individual wells installed on their lots recently. At present the only reference to wells in the covenants requires that the location of wells be indicated on lot plans when a new house is submitted for approval. The ACC is recommending that we adopt a new rule that requires homeowners seek ACC review and approval before drilling a well. Concerns are that wells might be located within set back lines without notification of neighbors, wells might need to be screened; and well locations might be limited to back yards. Following discussion, the consensus of the Board was that we should work on a rule to cover wells, and that we should determine what the legal requirements affecting wells might be.

B&G Report on Maintenance Landscape Contract Proposals

Ron McCausland, Chair of the Building and Grounds Committee, presented the results of the committee's evaluation of landscape maintenance contractor proposals for the 2012 – 2013 contract years. He noted that 14 packages requesting bids had been sent out, but that only a couple of new contractors submitted bids. He presented the committee's evaluation and recommendations. The recommended contractors are:

- | | |
|--|---------------------------|
| • Contract number one (Front entrance) | Reed Landscape Irrigation |
| • Common areas | Kut Rite Landscape, LLC |
| • Emmen Road | Kut Rite |
| • Arbon and Todd Denson Park | Reed |
| • Bushhogging | Youngs Bushhog |
| • Taberna Landing | Youngs |

In addition to these HOA contracts, the following contracts as recommended by their respective sub-associations were presented:

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|-------------------|----------------------------------|
| • Boleyn Creek | Kut Rite |
| • One Taberna Way | Club and Agronomy Services, Inc. |
| • Abbington Woods | Kut Rite |

Following extensive discussion, the Board voted to approve the recommendations for all contractors. Final contract language will now be developed and discussed with the selected contractors, before being signed. Ron will provide the maps that go with the contract.

During this discussion additional issues included:

- Request of B&G to prepare a Beautification Proposal for next year;
- Agreement to get involved parties to agree on trim levels for wax myrtles along Emmen Road;
- Discussion of replacement of dead trees along Emmen and at front of Club.

Repair of Front Sign Lights

Ron McCausland presented the results of a meeting with the city regarding options to reconnect the front sign lights that had been improperly connected to a city street light circuit. The city offered to run a new power line to the west entrance lights at a cost to Taberna of \$847. We would have to install a new meter base and breaker box, and replace and connect the lights. On the east side, we would also have to install a meter base and breaker box, and replace and connect the lights, but the city would connect power to the meter base at no additional charge, as the run is very short.

Following discussion it was concluded that we would take the following actions:

- Investigate whether the east side lights are already connected to an existing Taberna meter base and breaker box;
- Investigate the use of a solar powered lighting system for the sign lights;
- Investigate alternative light placement to eliminate the possibility of damage from mowers; and
- Investigate the costs of installing the meter bases and breaker boxes as the city proposed.

Water bill

The Board discussed a monthly bill from one water meter that exceeded \$1400 and represented 262,000 gals. of water used. Ron McCausland will talk with John Reed about this meter and its operation. Jim Dugan will review the billing from this meter in 2010.

Minutes Review/Approval

John Serumgard submitted the minutes from the June meeting of the Board for approval; they were approved as presented and will be added to the Website.

Treasurer's Report

Jim Dugan provided his report which is attached. Highlight is that we have collected all master HOA dues except 7 properties, so we have collected 99% of our billings.

In preparing a first cut at the next year's budget, the Treasurer will include a proposal that includes a management company.

Covenant Violations

There was a discussion of a few possible violations. A few improper signs have been noted.

Old Business

- Insurance: The General Liability Policy has been received as well as the bill for the first year installment. The policy cost represents a slight increase.
- An inquiry was received about whether pot bellied pigs could be kept as pets. The President will check with the city on this matter.
- Piedmont Gas is actively seeking contracts from residents and has four representatives working on it. In addition the company is seeking a location to stage materials for installation.
- A resident inquired about people putting yard debris at the curb before Tuesday. The discussion concluded that the city pick-up truck came through the community on days other than Tuesday. No further action will be taken on this matter.
- It was noted that the Taberna Country Club has passed its first major hurdle in the bankruptcy court and the owners will continue in control of the club.

Good of the Association

The Board discussed whether to pursue the management company option. Following discussion, it was concluded that we should seek proposals from some additional companies, before making a final decision.

Meeting Schedule

The next meeting is scheduled for Wednesday, August 3, 2011.

The meeting was adjourned at 8:30.

Approved by the Board of Directors:

By: _____
John Serumgard, President

_____ Date