

# November Minutes – 2011

## Minutes of Board of Directors Meeting Taberna Homeowners' Association November 2, 2011

### **Board Members Attending:**

John Serumgard	President
Russell Packard	Vice President
Chip Rice	Secretary
James Dugan	Treasurer
Chris McCausland	Member at Large
Al Lefebvre	Member at Large

### **Absent:**

Rick Layton	Member at Large
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The meeting was called to order by John Serumgard at 3:00, there being a quorum present.

### **President's Remarks**

John Serumgard thanked Chris for obtaining the new P.O. Box and Al for getting quotes for printing the annual meeting notices. He also stated he had cleared the drainage path near the front entrance.

### **Minutes Review/Approval**

Chip Rice submitted the minutes from the October 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. He made a motion “to have any monies remaining at the end of the year in the Taberna Master Homeowners Association bank accounts and the bank accounts of the Abbington Woods, Boleyn Creek, One Taberna Way, and Taberna Landing Sub-Associations be used for forward operating expenses and deficits of these accounts”. The motion was approved.

### **Covenant Violations**

John Serumgard reported the several violations in Rick's absence. A clothesline issue has been resolved; two sign issues were reported and addressed; and another yard maintenance complaint was received.

### **Old Business**

- Annual Meeting Notification – The detail content of the mailing was reviewed and approved with changes. The process needs to be completed this week so the notices can be in the mail on Monday, November 7. John and Al will meet with The Print Shop to have the printing and folding done; Russ will order self sealing envelopes; Jim will provide a file of Addresses; Chip will print both the return address and the owner addresses on the envelopes; John will set up a “stuffing party” to stuff and seal the notices; And, Russ will take care of putting on postage and mailing.
- Management Company – The final version of the contract is with the lawyers and will be signed next week. The remaining steps for transition are:
  - Notifying the current bookkeeper

- Providing Owner information to CAS
  - Providing Financial information to CAS
  - Developing contractor checklists
  - Developing an emergency response plan
  - Website integration
  - Phone number establishment
- Unfinished Business – John presented wording on two new Amendments, a policy on “curb-cuts” and a policy on wells. These were reviewed and a motion to adopt them was approved.

**New Business**

- Building and Grounds Proposals - Chris presented two proposals – one to replace trees along Taberna Way that fell during the hurricane and a second to redo an area in front of Taberna Towns with pine straw and an additional shrub. The second proposal was approved. The first was declined and the area will be reviewed by John, Chip and Ron McCausland to see if an alternate solution can be implemented.
- Taberna Landing Issues – Russ brought two issues to the attention of the board. Discussion was postponed to another meeting.
  - Community or Association responsibility for common area maintenance (excluding road)
  - Dedication of road to City of New Bern

**Good of the Association**

John brought up two issues related to Todd Denson Park – The use of the dumpster has been abused and it has been proposed to put a lock on it. The board approved the locking of the dumpster; several trees are down in the marsh area and need to be removed. After discussion the board shelved the issue.

**Meeting Schedule**

The next meeting is scheduled for Wednesday, December 7, 2011 at 3:00.

The meeting was adjourned at 5:25.

Approved by the Board of Directors:

By: \_\_\_\_\_  
 John Serumgard, President

\_\_\_\_\_ Date