

## September Minutes – 2011

### Minutes of Board of Directors Meeting Taberna Homeowners' Association September 7, 2011

#### **Board Members Attending:**

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

Ron McCausland     B&G Committee

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

#### **Presidents Remarks**

John Serumgard addressed the state of the community after hurricane Irene, stating that the contractors have done a good job responding to the various problems on HOA properties. The city has begun cleaning the streets, but we can expect a long period of clean-up. He drafted a resolution to the city of New Bern thanking them for their tireless efforts in restoring utilities and ensuring safety for the citizens of New Bern.

#### **Hurricane Irene Issues**

- Insurance Coverage – No coverage applies unless a tree hits a covered structure. The only damage sustained is to the railing along the path to the canoe docks. This is not worth submitting a claim.
- Emergency Reserves – We have over \$50,000 in this reserve for just this purpose. Funds will be distributed as needed and plans to refund the reserve will be made based on the final amount expended. This will most likely be spread over a two year period in the budget.
- Basic Clean-up – Basic clean-up was done by the maintenance contractors. The lone exception was hiring a group to clear the path to the canoe dock for \$2,000. One issue discussed was clearing the 50 lots that require bush hogging. The contractor has been asked to keep track of his time by lot, but his accuracy is questionable. The individual lot owners are responsible for the cost of clearing downed trees/limbs. Actual charges to owners will be revisited once we have the final costs.
- One Taberna Way – There was damage to some fascia boards and it was confirmed that the owners were responsible for repairs.
- Interim Tree Removal Policy – The policy sent out shortly after the storm allowing large, tall trees close to a structure to be removed will remain in effect until October 1, 2011. After that date, the procedure reverts back to the standard – Removal of trees greater than six inches in diameter must be approved by the ACC.
- Fallen HOA Trees – Legally, each owner is responsible for trees on their property. Where a tree fell across property lines, each owner is responsible for their portion of the tree. The Board agreed that we should only meet our legal responsibility – cleaning only the portion on HOA property.
- Potentially Dangerous Trees – Some trees on HOA property have been identified as potentially dangerous to homeowner structures. It was agreed that the identified trees should be removed.

**Minutes Review/Approval**

Chip Rice submitted the minutes from the August 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.

**Covenant Violations**

Rick Layton reported four violations: one, several no trespassing signs along a property line; Two, a refrigerator truck parked in a driveway; Three, an improper realtor sign; and four, there are several homes in the Neuchatel area that have vinyl siding that needs cleaning.

**Old Business**

- Management Company Selection – After a discussion it was decided to pursue a contract with CAS. The contract will be given to our lawyer for review. John will follow-up on checking out the references provided by John Stone of CAS. Once the previous items are complete, Russ will establish a meeting with CAS.
- Landscaping Maintenance Contracts – These are now complete.
- Update on Piedmont Gas – Piedmont is now working in the Geneva area of Taberna.

**New Business**

- Resident Opt-out of HOA provided maintenance in OTW – A resident of One Taberna Way has requested to opt-out of the maintenance and hire her own landscapers. The board’s position is the covenants state all owners are required to participate. It was suggested they meet with Fred Leonard to resolve the issues.
- Planning for Annual Meeting – The forms have been picked up and a tentative date of December 7 has been set. John will complete the request forms and submit to the school.

**Good of the Association**

The time of this meeting was raised as an issue by Russ and Chip and requested a possible change to either later or earlier. After a discussion it was agreed to change the meeting to 3:00.

**Meeting Schedule**

The next meeting is scheduled for Wednesday, October 5, 2011 at 3:00.

The meeting was adjourned at 7:10.

Approved by the Board of Directors:

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

\_\_\_\_\_ Date