November 10, 2009 SRHOA Meeting Minutes

CALL TO ORDER/ROLL CALL:

The annual meeting for the Shoal River Homeowner's Board of Directors was called to order by Cal Lord, President, November 10, 2009 at 7:00 PM at Live Oak Baptist Church.

Board of Directors present: Richard Gaydos
Ruth Labhart
Cal Lord

Board Members absent: Aaron Blum

Cal Lord introduced the current members and stated that Aaron is absent as he is currently deployed with the Air Guard.

Roll Call/Member Quorum: With proxy's and those present, there are a total of 49 homeowners. A minimum of 47 members is required for a quorum.

SECRETARY'S REPORT: Ruth Labhart distributed copies of the October 5, 2009 bi-monthly meeting and briefly highlighted points of interest in the minutes. After discussion, a motion was made, seconded and passed to approve the minutes as written. It was further stated the minutes are posted to the Web Site.

TREASURER'S REPORT:

1. Cal Lord presented the following Treasurer's Report through October 2009.

First National Bank of Crestview:

Balance First National Bank 9/1/09 $43,770.10

Deposits $ 900.38
Interest Earned 14.24
Total Income $ 914.62

Expenses 3,557.52
Total Expenses $3,557.52

Total Income/Expenses -$2,642.90

Balance First National Bank $41,127.20

Vanguard Money Market:

Balance 12/31/2008 $95,984.20
Interest earned to date 2009 480.46

Balance Vanguard Money Market 9/30/09 $96,464.66

2. The Money Market is a contingency fund set up for the repair of the dams and valves. This fund was developed approximately ten years ago when Mr. Chan, the owner of the golf course, lost his developer status. At that time he had the option of turning over the lakes and dams to the Homeowners Association. This fund was set up to cover any expenses the Homeowners Association would be responsible for should these lakes and dams be deeded over to us.

3. Cal further stated that we currently have over $41,000.00 in our checking account for handling expenditures. Over the past three years we have accumulated an excess of between $8,000.00 to $10,000.00; therefore, allowing us to lower the assessments next year. At our last meeting we discussed lowering the assessments from $207.00 to $175.00 next year. I propose we lower the assessments to $150.00 next year. Our yearly expenditures next year are programmed to be $31,878.00. If we assess at $150.00 our income next year would be $21,600.00. This would be a negative of around $9,000.00. This would help bring down our checking account balance of $41,000.00, which we currently have, to around $30,000. If we do this for the next couple of years we will bring our checking account down to where it needs to be and then we will access each year based on our needs for the year based on the projected budget. After discussion a motion was made, seconded and passed to reduce the assessments to $150.00 next year.

4. Following is a breakdown of where our money is spent:

Gulf Power - $886.99 a month, $8,778.73 to date
Landscaping - $625.00 a cutting times two cuttings a month is $1,250.00 a month, which equates to a little over $8,000.00 a year.
Lawyer - $7,315.00 We do not expect the lawyer's fee to be that expensive next year. We are reducing the budget for next year to $5,000.00 from $10,000.00 this year.
Taxes - $1,700.00
Insurance - $1,500.00
Meeting Room - $300.00
Accounting - $450.00
Printing - we budgeted $500.00
Postage - $250.00
Web site - $300.00 a year.

5. Following is a breakdown of the Income and Expenses for October:

INCOME:

Assessments $ 900.39
Interest Income First National 14.24

TOTAL INCOME: $ 914.63

EXPENSES:

Lighting Gulf Power $ 863.77
Landscaping 550.00
Postage 66.00
Web Site 43.90

TOTAL EXPENSES: $1,550.84

6. Cal reviewed the Proposed Budget for 2010 stating there was an error in the landscaping fee which was previously given to all the Homeowners. The figure should read $8,000.00. He further stated we are allowing for inflation next year. We also have a number of homeowner's who have gone into bankruptcy; and, if the gulf course continues to deteriorate we are allowing additional funds to keep the area up. He further stated the budget will be on the web site.

PROPOSED BUDGET 2010

Gulf Power $12,000.00
Landscaping 8,000.00
Lawyer 5,000.00
Taxes 850.00
Insurance 1,600.00
Meeting Room 330.00 (10% increase)
Social 100.00
Accounting 150.00
Printing 100.00
Postage 300.00
Web Site 350.00
Miscellaneous 1,000.00

Total $29,780.00

7. Cal explained that if we assess at $150.00 then our approximate surplus for 2010 will be $26,820.00, down from our current budget of $41,000.00. The board cannot approve a budget over 15% of what it was during the previous year. If we lower it over $100.00 the Association will have to vote on it. If we keep it at $150.00 over the next couple years we should be in pretty good shape.

8. We will be putting on the web site a section with the bi-monthly statements and the annual statement.

COMMITTEE REPORTS:

Architectural Review: Richard Gaydos reported there were no new requests.

Compliance and Complaint:

1. Cal reported the owner of a car with a for sale sign on it that was parked on the right-of-way on

Shoal River Drive was notified this is against the Homeowners rules, has been removed.

2. Richard reported the no fishing signs that were placed on the dams are gone; however, while they were up they accomplished the job.

3. It was reported the camper that was parked in the driveway of a home on Lovegrass has been removed.

4. Cal reported a homeowner on Lovegrass appealed the request to remove the basketball goal, which is in front of their home. The basket ball goal is set in concrete. The homeowner met with the Appeal Committee and presented his case. After listening to his case, the Committee reviewed his request with the Covenants and ruled against the case. Once we get the letter from the Appeal Committee we will start fining the resident $100.00 a day until the goal is removed. As per the Covenants we can do this up to $1,000 a year.

Curbs, Roads, Landscaping, Grounds, Lights:

1. It was reported the broken pavement on Lovegrass Lane and Palmetto Court has been patched.

2. It was reported there are two lights out, one on Skyline Circle and one on Shoal River Drive. Cal will report this to the Power Company.

Nominating: No report.

Social and Welcoming: There are two new homeowners:

Shannon & Marisa Driscoll, Lot 33SLE, Palmetto Court
Annette Roberts, Lot 26, Palmetto Court

Web Site: Cal reported that while Aaron is deployed he will be handling the Web Site.

OLD BUSINESS:

Cal reported that five days prior to the auction of the golf course the loan was paid off. We have heard nothing further on what will be done with the golf course.

NEW BUSINESS:

Cal reported the following results of the election for Board Members for the next two years are:

Ben George
David Songer

ADJOURNMENT:

The meeting was adjourned at 7:45 PM. The next meeting will be the Bi-monthly Meeting at Live Oak Baptist Church, Building D, January 11, 2010, beginning at 6:30 PM.

Ruth Labhart, Secretary
Shoal River Homeowners Assoc.