SHOAL RIVER HOMEOWNERS ASSOCIATION
BI-MONTHLY MEETING MINUTES
January 11, 2010
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The first bi-monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Cal Lord, President, January 11, 2010 at 6:30 PM at Live Oak Baptist Church.

2. Board of Directors present: Aaron Blum Cal Lord
Ben George David Songer

3. Board of Directors absent: Richard Gaydos

4. Cal stated Richard is not able to be at the meeting because he is out-of-town. Cal welcomed Aaron back from two months deployment of active duty with the Air Guard. He then introduced the two new board members: Ben George and David Songer.

5. Homeowners present: Herb Allen Chris Salter
LaDon Baker Tammie Songer
Ruth Labhart Chris Zaher

SECRETARY'S REPORT: Ruth Labhart read the minutes for the November 10, 2009 Annual Meeting. After discussion, a motion was made, seconded and passed to approve the minutes as written.

TREASURER'S REPORT:

1. a. Cal presented the following financial report which shows the expenses for 2009 vs. what was budgeted for 2009 with the resulting shortage/overage.

Account Expenses Budget Track

Gulf Power $10,506.27 $ 9,600.00 -$ 906.27
Landscaping 6,895.00 3,100.00 -3,795.00
Lawyer 7,315.08 10,000.00 2,684.92
Taxes 1,239.60 1,750.00 510.40
Insurance 1,456.00 1,500.00 44.00
Meeting Rooms 300.00 300.00 0.00
Social 37.40 500.00 462.60
Accounting 30.00 450.00 420.00
Printing 112.61 500.00 387.39
Postage 347.39 250.00 -97.39
Web Site 326.17 300.00 -26.17

Miscellaneous 4,598.88 3,628.00 -970.88

Total $33,164.40 $31,878.00 -$ 1,286.40

b. Cal explained the 2009 miscellaneous expenses included two laptops with the appropriate software and the Shoal Landing Sign.

c. The Web Site was over the budget as the company we had our URL with went out of business; therefore we had an additional expense to buy our URL again.

d. As explained at our Annual Meeting in November, we are in excess of $30,000.00 in our budget. In order to spend down our excess we lowered our assessments for this year from $207.00 to $150.00. This will put us in a negative for our budget for this year. If we continue to do this for the next couple of years we should get the excess down to what it should be.

2. Following is a report of our bank accounts:

First National Bank

November Beginning Balance: $38,877.97

Deposits: $ 0.00
Check/Debits -$ 863.77
Interest Earned 13.23

Total Income/Expenses -850.54

Ending Balance First National Bank $38,027.43

Vanguard Money Market:

Balance 12/31/2008 $95,984.20

Interest earned 2009 $ 480.46

Ending Balance Vanguard Money Market 9/30/2009 $96,464.66

The quarterly statement for Vanguard was not received as of today. Once this statement is received, a final statement for 2009 will be prepared and presented at our next meeting and then posted on our web site.

3. Following is a report for the assessments which were received as of Friday, January 8, 2010:

Deposits January 2010: $ 6,741.28
2,250.00
1,800.00
Total deposits January $10,791.28

Assessments owed: $15,982.48

Assessments are not due until the end of the month. Two extensions were granted because we had incorrect addresses and there was a delay in getting the statement to these homeowner's.

4. A motion was made, seconded and passed to approve the Treasurer's report as submitted.

COMMITTEE REPORTS:

1. Architectural Review: Cal reported there was one request and this was for house plans for a home to be built on lot 26SLE on Palmetto Court. The committee reviewed the plans and approved as submitted.

2. Compliance/Complaint: No complaints reported this month.

3. Curbs, Roads, Landscaping, Grounds, Lights:

a. Cal reported the two street lights which were out on Shoal River Drive have been fixed. It was reported another light is out at the entrance on Shoal River Drive. Cal stated that if a street light is out we can call 1-800-225-5797 to report this. When you get the help desk they will ask for our account number which is 28780-57000. You will be required to give them an exact address (location) where the light is out. If there is a number on the pole, that should be given to the help desk. There will also be information on how to report street lights out on our Web Site.

b. There is an underground spring that runs along Shoal River and Timberline which is spilling over on the road. This has been reported to the County and a work order was prepared to fix this problem.

c. At the Annual Meeting in November it was reported there is an illegal Popcorn tree growing off Timberline Drive. This was reported and a work order was submitted to the County to have the treeprepared with the county to have the Sheriff's Department removed the tree.

d. Aaron Blum reported it appears there is a sink hole in the asphalt at the end of Palmetto Court in front of lot 26SLE. This will be reported to the County.

4. Nominating:

5. Social/Welcoming: Ruth Labhart reported there are two new homeowner's:

Avril & Jane Barnes, 4674 Lovegrass Lane
Daniel & Linda Lee, 4683 Palmetto Court

6. Web Site: Cal stated that he would like Aaron to set up a section for the Homeowner's to view all aspects of the budget which should include the Annual Budget, Current Budget and Audit reports,

OLD BUSINESS: See Committee reports.

NEW BUSINESS:

1. Election of officers/committees:

a. Treasurer: At the present time Teri Lord has been doing the Treasurer's duties as a non-voting member of the board. As none of the current board members are interested in this duty, Carolyn Stewart volunteered to do the Treasurers duties as a non-voting member of the board. Carolyn has experience in this area, is familiar with Quick Books and is willing to run for a position on the board at the next election. A motion was made, seconded and passed to approve Carolyn Stewart to this position. Once all the assessments for this year are received, the books are audited by a third party and the taxes for 2009 are prepared, Carolyn will take over the position.

b. Secretary: No board members were interested in the position of secretary; therefore, a motion was made seconded and passed to nominate Ruth Labhart to this position as a non-voting board member. Ruth will work with the board to train one of the new members for this position.

c. Architectural Review Committee: Richard Gaydos is currently Chairman of this Committee and Cal Lord is a member. A motion was made, seconded and approved to keep both Richard and Cal on this committee and add Ben George to the committee.

d. Compliance/Complaints: Cal stated all board members are responsible for handling Compliance and Complaints in our Association.

e. Curbs, Roads, Landscaping, Grounds and Lights: A motion was made, seconded and passed to elect David Songer to this position.

f. Nominating: Currently Richard Gaydos is Chairman of this committee. Cal stated that he will get in touch with Richard to get some volunteers to work with him on this committee.

g. Social/Welcoming: A motion was made, seconded and passed to elect Ruth Labhart and Tammie Songer to this committee.

h. Web Site: Aaron Blum is currently monitoring the Web Site and will continue to do so.

2. A motion was made, seconded and approved for the following dates for the board meetings for 2010:

March 1, 2010 Bi-monthly meeting
May 3, 2010 Bi-monthly meeting
July 12, 2010 Bi-monthly meeting
September 13, 2010 Bi-monthly meeting

November 9, 2010 Annual Meeting

3. It was brought up that all duty descriptions need to be updated. Distribution of current duty descriptions will be distributed and the appropriate committees will review for correctness.

Ruth Labhart,
Secretary Non Voting Member