SHOAL RIVER HOMEOWNERS' ASSOCIATION
BI-MONTHLY MEETING MINUTES
January 11, 2011
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The bi-monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Cal Lord, President, January 11, 2011 at 6:35 PM at Live Oak Baptist Church.

2. Board of Directors present:

Cal Lord, President

Richard Gaydos, Vice President

Carolyn Stewart, Treasurer

Ben George, Director

David Songer, Director

Ruth Labhart, Secretary (Member Without Vote)

3. Homeowners present:

Herbert Allen
Shannon Driscoll
Ken Honaker
Chris Zaher .

SECRETARY'S REPORT: Ruth Labhart distributed copies and reviewed the minutes of the Annual Meeting, November 9, 2010. After discussion, a motion was made, seconded and passed to approve the minutes as written.

TREASURER'S REPORT: Carolyn Stewart reported the balance in our checking account is $138,424.45 as of January 31, 2011. Cal Lord stated this balance includes the contingency fund of $96,494.63, which was transferred from Vanguard Bank and will be redesignated into another account. Carolyn further stated all assessments were mailed in December with a due date of not later than January 31. Currently there is $12,398.20 still out-standing. This includes prior past-due accounts.

COMMITTEE REPORTS:

1. Architectural Review: Richard Gaydos reported the following two requests were received and approved:

a. Request to put in a pool screen on Lot LE 56.
b. Request to put in pool on lot LE 54

2. Compliance/Complaint: Cal Lord reported there were no new reports since last month.

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

a. Ben George will follow up on the street light that is out at the corner of Skyline Circle and Lovegrass Lane.

4. Nominating: Cal Lord tasked all members of the board to keep talking to residents about possibly serving as board members, so next year we will have names of possible candidates to serve on the board.

5. Social/Welcoming: No new members

6. Web Site: Cal Lord reported he will take over the responsibility of monitoring the web site.

OLD BUSINESS: See Committee reports.

NEW BUSINESS:

1. The following board members were assigned to the designated positions on the board during the coming year:

President:	Cal Lord
Vice President:	Richard Gaydos
Treasurer:	Carolyn Stewart
Secretary:	Ruth Labhart
Architectural Review:	Ben George, Chairman
	Richard Gaydos
	Cal Lord
Compliance/Complaints:	Cal Lord, Chairman
	Richard Gaydos
	Ben George
	David Songer
	Carolyn Stewart
Curbs, Roads, Landscaping Grounds and Lights	David Songer
Nominating:	Richard Gaydos, Chairman
	Carolyn Stewart
Social/Welcoming:	Ruth Labhart
	Tammie Songer
Web Site:	Cal Lord

2. Cal Lord gave an update on the litigation with API. He attended a meeting on the 1st of December in the Judge's Chambers regarding non-compliance with the agreement that was signed in 2005-2006.

3. The following dates were designated as the bi-monthly and annual meeting dates for 2011:

March 7
May 2
July 11
September 12

November 15 – Annual Meeting

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting 7:15 p.m. The next meeting will be the bi-monthly Board Meeting on March 7, 2011, Building D, Room D-1, Live Oak Baptist Church at 6:30 p.m.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc
Member Without Vote