

SHOAL RIVER HOMEOWNER'S ASSOCIATION  
BI-MONTHLY MEETING MINUTES  
July 9, 2012  
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, July 9, 2012 at 6:30 PM at Live Oak Baptist Church.

2. Board of Directors present:

Cal Lord, President  
Richard Gaydos, Vice President  
Kenneth Honaker, Director  
Ruth Labhart, Secretary (Non Voting Member)  
Ian Weaver, Director

3. Board of Directors absent: Carolyn Stewart, Treasurer

4. Homeowners Present:

Aaron Blum  
Bill & Patricia Chandler  
David and Justine Frederick

**SECRETARY'S REPORT:** Ruth Labhart reviewed the minutes of the May 7, 2012 meeting. After discussion a motion was made, seconded and passed to approve the minutes as presented.

**TREASURER'S REPORT:**

1. The following Treasurer's report was given by Cal Lord:

- Balance in First National Bank Checking Account as of July 1, 2012 is \$ 109,050.53
- Outstanding assessments as of July 1, 2012 are \$4,038.61

2. Cal stated liens have been filed with the Okaloosa County Courthouse for assessments that are past due.

3. Cal reported all the street lights have been replaced with lower wattage bulbs in our sub division. Our future payments will be around \$776.47 a month, whereas it has been \$919.17, giving us a savings of around \$150.00 a month.

**COMMITTEE REPORTS:**

1. **Architectural Review:** Richard Gaydos reported he made contact with the owner of lot 128TE and they will be forwarding their house plans.

2. **Compliance/Complaint:** Cal Lord reported there were no new complaints. He stated we will be sending out a letter to the homeowners of lot SLE12 for violation of parking.

### **3. Curbs, Roads, Landscaping:**

1. Cal Lord reported we are having a problem with people not cutting their lawns and not trimming around the curbs. There are two houses in particular and letters will be going out to them. Terry's Landscaping has been cutting the grounds and the contract is for twice a month.
2. There have been no lights reported as being out. If anyone has any lights out in their area they can call Cal Lord or Carolyn Stewart and they will report to Gulf Power.
3. It was reported that around 221 Skyline Circle there is a tree covering the street light. Cal stated he would look into this and if the homeowner could not cut the limbs he would have Terry's Landscaping do so.
4. **Nominating:** Richard Gaydos stated he was going to use the web to encourage Shoal River homeowners to run for a position on the board.
5. **Social/Welcoming:** Ruth Labhart reported there were no new members.
6. **Web Site:** Ian Weaver distributed a Usage Statistics report he ran for the Shoal River web site. He stated there are probably a couple of people a day checking out the web site.

### **OLD BUSINESS:**

See Committee reports.

### **NEW BUSINESS:**

1. Our Covenants state we are due for a rewrite in 2014. This is our opportunity to make changes to the Covenants. Cal stated we need to form a committee now to start looking at the Covenants and start soliciting the homeowners for changes, then carefully looking at all of this and working it into the Covenants. Once this is finished we need to submit this to the homeowners for approval. It will take 2/3 of the homeowners to approve. Kenneth Honaker agreed to chair this committee and Ian Weaver volunteered to serve on this committee. Cal recommended we have at least five individuals on this committee and pull from all the areas.
2. Following is a schedule of the remaining meetings for 2012:

September 10, 2012

Annual Meeting, November 13, 2012

### **ADJOURNMENT:**

1. A motion was made, seconded and passed to adjourn the meeting at 7:10 PM.
2. The next Bi-monthly meeting will be on Monday, September 10, 2012, Building D, Room D-1, Live Oak Baptist Church at 6:30 PM.

Ruth Labhart, Secretary