

SHOAL RIVER HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES
November 13, 2012
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The annual meeting for the Shoal River Homeowner's Board of Directors was called to order by Cal Lord, President, November 13, 2012 at 7 PM at Live Oak Baptist Church.

2. Cal Lord introduced the current Board of Directors:

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

3. Roll Call/Member Quorum: With proxy's and those present, there are a total of 51 homeowners. A minimum of 49 members or one-third of the eligible homeowners is required for a quorum.

SECRETARY'S REPORT: Ruth Labhart reviewed the minutes of the September 10, 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 Carolyn Stewart:

- Balance in First National Bank Checking Account as of November 1, 2012 is \$94,966.61
- Outstanding assessments as of November 1, 2012 are \$2,845.98

2. Cal Lord discussed the proposed budget for 2013, which is being voted on tonight.

- a. Cal referenced the street lights and how Carolyn had coordinated with Gulf Power to have the light bulbs changed to a lower wattage bulb. By doing this it lowered our monthly bill from around \$900 a month to around \$750-800 a month. He stated this does not look like a savings; however, with the increase in gas prices it has bumped our bill back up to around \$900 a month. If Carolyn had not done this our bill would now be over \$1,000 a month.
- b. Cal stated our assessments had been reduced to around \$150.00 a year. We did that because we had a surplus of about \$58,000.00 due to the fact that over the years it had accumulated that high. What we did was reduce the annual assessments from around \$200.00 to \$250.00 a year down to around \$125.00 to \$140.00 a year until we again had a zero balance at the end of the year. What we need to do now is raise the assessment to \$281.00 this year to cover our bills. Cal further stated this looks like a large increase;

however, when you go back and look at previous years this is not a large increase, and this will put us back on track where we should be. This is what we are voting on and if this is not approved, the board has the option of raising the assessments by 15% which would raise it to \$165.00 for the year. If we do this we will have a short fall of about \$13,000.00. If we have to do this we will have to make some cuts in other areas.

COMMITTEE REPORTS:

1. **Architectural Review:** Richard Gaydos' stated he just received two requests for sheds. These requests will be reviewed by the committee and will be answered within the next few days.

2. Compliance/Complaint:

- a. Cal Lord reported he had received a complaint for lot 91TE, 299 Timberline, for not maintaining their yard. He stated they will be sent a letter notifying them to get their lot in order so it meets our standards.
- b. Cal further stated if you have an official complaint regarding other houses, vehicles in yards, parking, yards, etc., please give it to a board member in writing so we can follow up and take appropriate action.

3. **Curbs, Roads, Landscaping:** Cal stated this year we again had Terry's Landscaping doing the cutting for us. He further stated that Terry has been doing this at a very reasonable price. Terry has been doing this at the same price for the past three years, even with the increase in gas prices.

4. **Nominating:** Richard Gaydos' stated that all homeowners should consider running for a position on the board or as a member of one of the committees.

5. **Social/Welcoming:** Ruth Labhart reported there were two new homeowners: Robert and Susan Stoner, lot 84RN, 428 Shoal River Drive and Ann Wilson, lot 60LE, 1005 Shoal River Drive.

6. **Web Site:** Ian Weaver stated our web site has been revamped and suggested that everyone Google "Shoal River Homeowners Association" to find our new web site. He reported that not too many homeowners visit it; however, it is very easy to get something you want that is posted; i.e., forms for home improvements, covenants, by laws, minutes of meetings, etc.

OLD BUSINESS:

1. See Committee reports.

NEW BUSINESS:

1. Cal reported that in 2014 it will be time for us to rewrite our covenants. Kenneth Honaker is heading the committee to make any changes that need to be made to the covenants. This rewrite will be starting after the first of the year. The goal is to have this ready to be voted on at

the 2013 Annual Meeting. Cal stated that if anyone is interested in being a part of this to see Kenneth. If you have any input, changes or deletions you would like to see in the covenants, get the paragraph you are talking about and recommend whatever you want changed and the reason you want it changed. Put it in a format that can be presented to be voted on at the 2013 Annual Meeting. This can be given to any one of the board members and they will get it to the committee.

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

Gary Pangle
Tammie Songer

He additionally stated the increase in assessments to \$281.00 for 2013 has been approved.

3. Cal gave an update on the golf course since our annual meeting last year.

ADJOURNMENT:

1. A motion was made, seconded and passed to adjourn the meeting at 7:50 PM

2. The next meeting for the SRHA will be the Bi-monthly Meeting on Monday, January 7, 2013, at 6:30 PM in building D, Room 5, Live Oak Baptist Church.

Ruth Labhart, Secretary
Shoal River Homeowners' Association