

SHOAL RIVER HOMEOWNERS' ASSOCIATION  
BI-MONTHLY MEETING MINUTES  
September 8, 2014  
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 Ian Weaver, President, September 8, 2014 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President  
Gary Pangle, Vice President  
Ruth Labhart, Secretary  
Andrea Blum, Treasurer  
Kenneth Honaker, Director

3. Homeowners present: 15

**SECRETARY'S REPORT** Minutes of the July 7, 2014 monthly meeting were completed by Esther Weaver and reviewed by Ian Weaver. The minutes were accepted as written.

**TREASURER'S REPORT:**

1. The following Treasurer's report was given:

a. Balance in First National Bank Checking Account as of September 1, 2014 is \$36,455.78

b. Balance in First National Bank Money Market Account as of September 1, 2014 is \$93,449.44

c. There is a total of 10 homeowners with outstanding assessments and two who owe interest for late fees. The total outstanding assessments and fees as of September 1, 2014 is \$8,386.98. Liens have been filed on eight of the homeowners and we are in the process of filing liens on two more. Ian will check with the attorney how we can collect these outstanding assessments.

d. Expenses for the last two months are:

|            |            |
|------------|------------|
| Gulf Power | \$1,659.60 |
| K&R Kuts   | \$1,903.00 |

**COMMITTEE REPORTS:**

1. **Architectural Review:**

a. Ken Honaker reported there was one request for a fence at 4684 Lovegrass, Lot 5 SLE, which was approved by the committee.

b. Ian Weaver discussed a previous request from our March 3 and May 5 meetings where a request for a driveway had not been acted on by the board within the required 30 days. IAW SRHA Covenants, "Article VI, Section 3, Approval Process and Procedure, ..... if the Architectural Review Committee fails or refuses to approve or disapprove the aforesaid matters within thirty (30) days after the application or request for action is made.....then it shall be conclusively presumed, as to all owners and interested persons that the plans as submitted have been approved by the Architectural Review Committee." Based on this a motion was made, seconded and passed to approve this request, because of the error of the board in not acting on this request in the required time frame.

**2. Compliance/Complaint:** Ian Weaver reported we had sent letters to the following and the action taken.

- a. Lot LE 60 – lawn had not been mowed – complied with
- b. Lot LE 6 – lawn had not been mowed – complied with
- c. Lot SLE 4 – basketball goal in front yard – move forward with fine process
- d. Lot SLE 5 – basketball goal in front yard – move forward with fine process
- e. Lot TE 110 – excessive animals – move forward with fine process

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

a. Ian Weaver reported the basic work to repair Timberline Drive, where the springs under the road caused erosion, was completed by placing two-foot drainage tiles in three sections then capping the road using cement. They are waiting for the curb form to complete the project.

b. A motion was made, seconded and passed to secure bids for landscaping for next year.

c. The County replaced several old street and stop signs in several locations in our area.

**4. Nominating:** Gary Pangle made a motion to nominate Sandra Burdon to serve in the vacant Director position on our board. This was seconded and passed by the board.

Gary also reported that Sandra Burdon and he, Gary Pangle, will be running for positions on the board for the next two years. He also requested anyone interested in running for a position on the board contact him or Ruth Labhart by October 1, 2014.

**5. Web Site:** Ian Weaver reported there is very little activity on our web site and encouraged everyone to check it out for the latest updates on what is happening in our neighborhood.

### **OLD BUSINESS:**

Ian Weaver gave an update on the dam and road on Shoal River Drive which failed in April. At first the County stated they would repair the dam and road and now state they will not repair it. Ian

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recently met with the County and they now will agree to repair and repave the road if the dam is fixed.

Additionally, the riser on the dam on Skyline Circle failed and most of the water has drained from the lake.

We are currently waiting for engineering plans for Shoal River Drive which is our top priority for repair.

**NEW BUSINESS:**

1. Ian Weaver reported, based on the above (Old Business), it is necessary to increase our annual association dues from \$245.00 to \$445.00 (by approximately \$30K a year) to cover the cost of repairing the dam so the County will fix the road.

2. The following proposed budget for 2015 was reviewed:

|                       |                     |
|-----------------------|---------------------|
| Accounting            | \$ 665.00           |
| Gulf Power            | 12,000.00           |
| Insurance             | 3,500.00            |
| Lakes and Dams        | 36,000.00           |
| Landscaping           | 10,000.00           |
| Lawyer                | 5,000.00            |
| Meeting Room          | 350.00              |
| Misc. Office Supplies | 200.00              |
| Postage               | 450.00              |
| Printing              | 500.00              |
| Social                | 100.00              |
| Web Site              | 25.00               |
|                       | <u>\$ 68,790.00</u> |

If the increase in the annual association dues from \$245.00 to \$445.00 does not pass, the dues will increase by 15% to \$281.00 and the Lakes and Dams will decrease to \$10,700.00 for a total proposed budget for 2015 of \$43,490.00

3. Ian reported there will be Condo HOA Training September 26, 2014 from 11:30 AM to 2:30 PM at the Baytowne Conference Center in Miramar Beach, which he plans to attend.

4. The next meeting will be the Annual Homeowners' Meeting on November 10, 2014 at 7:00 PM in the Fellowship Hall at Live Oak Baptist Church. Registration begins at 6:30 PM

**ADJOURNMENT:**

A motion was made, seconded and passed to adjourn the meeting at 8:15 PM.