Shoal River Homeowners' Assoc.

Sept 8 2014

Agenda

Call to Order Ian Weaver, President

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

Committee Reports:

- Architectural Review (Ken Honaker)
- Compliance/Complaint (Ian Weaver)
- Curbs, Roads, Landscaping, Grounds, Lights (Ian Weaver)
- Nominating (Gary Pangle)
- Web Site (Ian Weaver)

Old Business

a) Lakes and Dams updated

New Business

Homeowner Questions/Feedback

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Homeowner Questions/Feedback

	SRHOA 09/08/14 FINANCIAL SUMMARY			
Expenses		July/Aug	YTD	Budget 2014
	Gulf Power	$1,659.50	$6,634.39	$12,000.00
	Landscaping	$1,900.00	$3,800.00	$10,000.00
	Lawyer		$192.50	$12,000.00
	Insurance			$2,000.00
	Meeting Room			$350.00
	Social			$50.00
	Accounting and Legal			$665.00
	Printing			$350.00
	Postage		$92.00	$350.00
	Web Site		$12.42	$25.00
	Service Fee	$(50.00)	$(50.00)	
	Misc/Office Supplies	$117.10	$169.75	$200.00
	TOTAL	$3,626.60	$10,851.06	$37,990.00
	Lakes and Dams	$3,500.00	$3,500.00	$-
Income				
	Assessments	$1,570.00	$34,790.00	
	Penalty Fees	$113.82	$203.76	
	Interest	$43.66	$170.32	
Balance	(8/31/14)			
	chequing		$36,455.78	
	money market		$93,449.44	
Uncollected Assessments				
	within budget/normal			
	unsure			
	over budget			

Assessment past-due breakdown 9/8/14

	A	B
1	HO #1	11.12
2	HO #2	12.06
3	HO #3	271.22
4	HO #4	271.22
5	HO #5	271.22
6	HO #6	365.81
7	HO #7	608.44
8	HO #8	633.41
9	HO #9	976.35
10	HO #10	1893.52
11	HO #11	2595.79

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Homeowner Questions/Feedback

Architectural Review Committee

1)

DATE	LOCATION	PROJECT	COMMENTS
1-Aug-14	4684 Lovegrass	Wooden 6' fence on front & sides with 4' iron across back	Approved

Architectural Review Committee

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 and after a floor plan, evaluation, site clearing plan and abbreviated specifications (including exterior material and colors) have been certified as received by the Committee, 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.

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Old Business

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New Business

Homeowner Questions/Feedback

Compliance

1) LE60 - not being mowed

- initiated process for fine 7/26

- lawn mowed by 7/29

2) LE 6 – property vacant and now being maintained

3) TE-110 has excessive number of animals

4) SLE-5 basketball pole/rim

5) Recommend moving forward with fine process for TE-110, and SLE-5

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Old Business

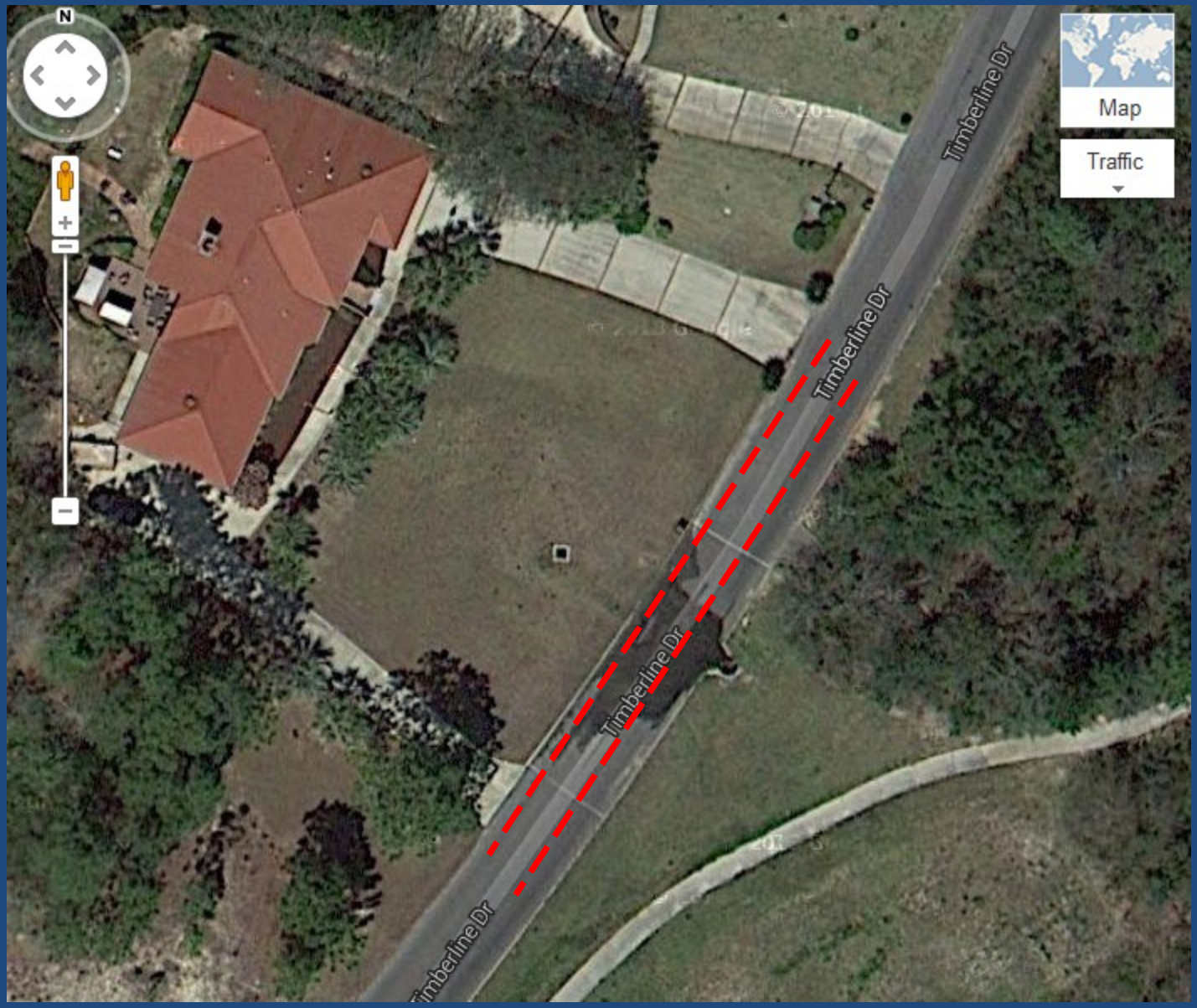
a) Lakes and Dams updated

New Business

Homeowner Questions/Feedback

Roads

1) Timberline Dr repair started (springs under road – erosion)
    - Added 2’ drainage tile (in 3 sections at deeper depth)
    - Road capped using cement
    - Basic work finished 7/31/14
    - Status 9/4/14 - waiting for curb form


N
Map
Traffic
Timberline Dr
Timberline Dr
Timberline Dr
Timberline Dr

Road Signs

1) Old generation street signs and stop signs replaced by County at 4 or 5 locations



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New Business

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Nominating

1) Open director position nomination. Sandra Burden

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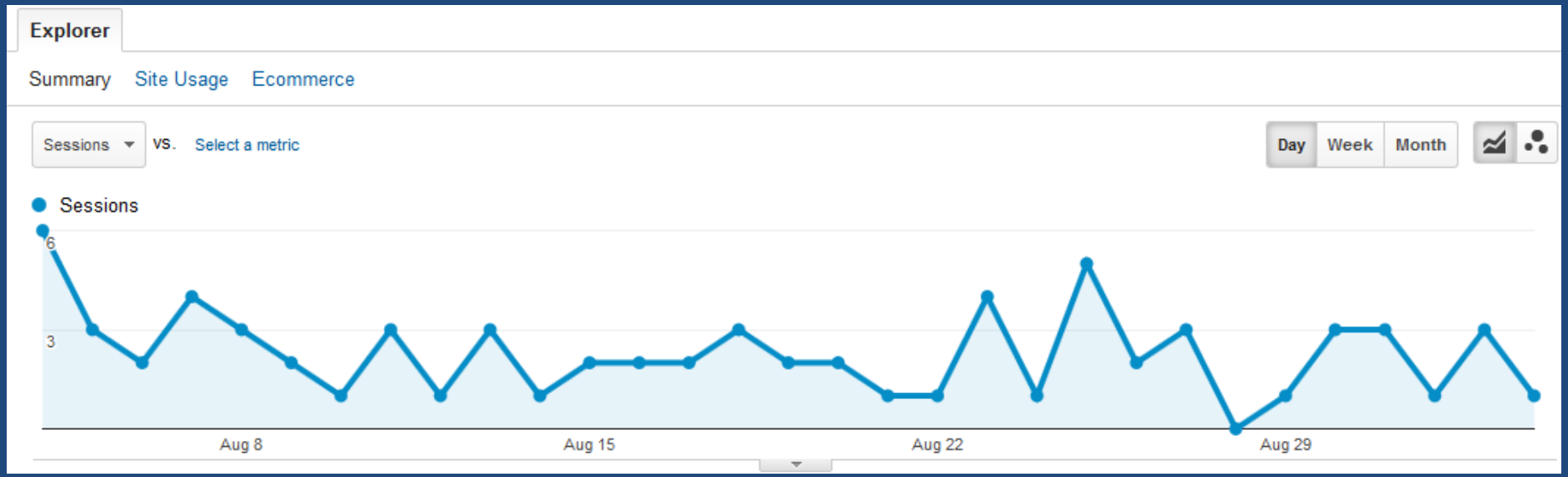
a) Lakes and Dams updated

New Business

Homeowner Questions/Feedback

Web Site

1) No new news



Shoal River Homeowners' Association

Crestview, Florida



Home Improvement Form

Are you changing the exterior appearance of your home? Approval from the SRHA Architectural Committee is required. Fill out the Home Improvement Form (pdf or doc format) and send it to the Architectural Chairperson via mail or email. Response should be within 1 week. Contact president and architectural chairperson if rapid response is required.

New Home Application

Are you wanting to build a new home? Approval from the SRHA Architectural Committee is required. Fill out the New Home Single Family Dwelling Application Form (pdf or doc format) and send it to the Architectural Chairperson via mail or email. The response time may take more than a couple days.

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Old Business

a) Lakes and Dams updated

New Business

Homeowner Questions/Feedback

Lakes and Dams update

1) 4/30/14 Shoal River Dr dam failed - County stated they will repair road

2) 7/7/14 confirmed County will NOT repair dam/road

3) 7/14/14 met with County

- agreed to give us completed engineering plans for repair

- agreed to repair/repave road if dam repaired

4) 8/19/14 Consultant “completed” engineering plans

5) 8/29/14 County review results in minor changes

6) Waiting for engineering plans for Shoal River Drive dam repair

Skyline Circle Dam

1) 4/30/14 – Riser fully fails/rusted - water mostly drained from pond
2) 8/23/14 Charles Dunn P.E. prepared engineering plans $3500
3) Plan involves excavation/removal of rusted riser/pipe
4) Alternate aluminum pipe/riser would control water level
    - Control valve required by code and would be added
5) County will not cover cost of road repair/repaving


Map
Traffic
Skyline Cir
Skyline Cir
Skyline Cir
Skyline Ci


Shoal River Dr
Shoal River Dr
Shoal River Dr
Shoal

Plan Forward

1) Obtain engineering plans from County
2) Solicit bids for both dams
3) Match up financing/resources with cost
4) Expect cost to be beyond current savings
5) Give priority to Shoal River Drive repair

Back of Napkin Cost $$

1) Shoal River Drive
    a) Pipe $70K
    b) Excavation > $50k
2) Skyline Circle
    a) Excavation >$50k
    b) Road paving $50k
3) SRHOA Total Assets ≈ $113k

SRHOA Total Assets

1) Total Assets ≈$113k
    a) $93.4K (6/30/14) money market
    b) $37.1K (6/30/14) checking
        a) 5x$950 landscaping
        b) 6x$900 gulf power
        c) $2k insurance
        d) $3.5K engineering plans
        e) $500 misc

Proposed Assessment Increase

1) From $245 to $445 would supplement budget by approx $30k/year

   a. Would require board approval and annual meeting vote

   b Increase needed to move forward with at least Shoal River Dr repair – and reflects resolve to repair other dams

2) Minimizing legal expenses saves $12k/year

Ownership of Lakes and Dams

1) Propose that SRHOA take ownership of lakes and dams

- will benefit long term interests of SRHOA

- direct control over repairs, trespassing issues, water rights

- easement issues need resolution

- I.W. to work directly with Mrs Chan's attorney

- will require liability insurance

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Old Business

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New Business

Homeowner Questions/Feedback

New Business

1)Annual Meeting Nov 10th

- Board Member voting details?
- Vote on assessment increase (30 to 60 day notice)

1)Develop 2015 budget now

2)HOA Board Member Training Sept 26th 11:30-2:30

- Baytowne Conference Center

New Business



Homeowner Questions/Feedback

Backup