SHOAL RIVER HOMEOWNERS' ASSOCIATION
SPECIAL MEETING MINUTES
December 15, 2014
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. A special meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, December 15, 2014 at 7:15 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
Ruth Labhart, Secretary
Sandra Burden, Director
Kenneth Honaker, Director – Phone

3. Board members absent:

Gary Pangle, Vice President
Andrea Blum, Treasurer

4. Homeowners present: 33 plus 1 guest

5. Lakes and Dams:

Ian Weaver reviewed past activity on the lakes and dams and stated the purpose of the meeting was to designate a contractor for the repair work. Four contractors were invited to bid on the project on Shoal River Drive. Following are the bids submitted by the contractors:

Middle Creek Contracting	$107,000.00 – includes cleaning backside of dam	+ $1,500.00 to seed/mulch
Quality Site Services	$114,208.50 – includes clearing backside of dam	+ $9,200.00 to sod/fill
Crestview Carpentry	$112,103.00 +$22,500.00 if 3k more fill required (includes all clearing)	
Elmer Links Earth Works	$147,363,00 – includes clearing backside of dam and sodding	

The following bids were received for the work on the dam on Skyline Circle:

Middle Creek Contracting	$61,350.00
Quality Site Services	$66,227.50
Crestview Carpentry	$58,302.00
Elmer Links Earth Works	not received yet

Total bid for work on both dams and lakes is:

Middle Creek Contracting $107,000.00 + $ 1,500.00 + $61,350.00 = $169,850.00

Quality Site Services	$114,208.50 + $ 9,200.00 + $66,227.50 = $189,636.00
Crestview Carpentry	$112,103.00 + $22,500.00 +$58,302.00 = $192,905.00

A motion was made by Ken Honaker, seconded by Sandra Burden and passed to go with Middle Creek Contracting.

Ian, said he would check the references given by Middle Creek Contracting and prior work accomplished by them prior to submitting the contract.

Ian stated the dam on Skyline Circle requires a permit which will be $420.00 from Water Management. He proposed we initiate the permit process which will be good for five (5) years. The board agreed to do this.

Ian stated that since we have no assets we will need some homeowners to co-sign a note to get a loan to complete the work on the lakes and dams.

6. INSURANCE:

Ian stated our existing insurance for Directors and Officers is $2,159.00 a year. With the help of Phyllis Sargent, several insurance companies were contacted for quotes to include the lakes and dams and the best quote was from Dreher in Georgia with the following quote:

Directors and Officers:	$1,130.51
Crime	$ 362.00
Lakes and Dams (GL)	$1,409.00

Ian made a motion to change our insurance to Dreher. Ken Honaker seconded the motion and it was passed by the board.

7. It was brought up that once the roads are repaired we look into having speed bumps placed on the roads. Amy Partlow agreed to do the research on this project.

8. The next regular scheduled By-Monthly meeting will be on January 5, 2015 at 6:30 PM in rooms 3/4 of building D at Live Oak Baptist Church.

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 8:47 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc.