SHOAL RIVER HOMEOWNERS' ASSOCIATION
BI-MONTHLY MEETING MINUTES
January 5, 2015
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The first Bi-Monthly Meeting for the Shoal River Homeowner's Board of Directors for 2015 was called to order by Ian Weaver, President, January 5, 2015 at 6:40 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
Sandra Burden, Director
Kenneth Honaker, Director

3. Homeowners present: 26

SECRETARY'S REPORT Minutes of the November 10, 2014 Annual Meeting, prepared by Ruth Labhart, were read by Ian Weaver. Minutes were accepted with changes.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

a. Balance in First National Bank Money Market Account as of January 1, 2015 is $93,527.55. The annual interest paid on this account in 2014 was $233.50.

b. Balance in First National Bank Checking Account as of January 1, 2015 is $22,621.96. The annual interest paid on this account in 2014 was $20.54. Expenses for November and December 2014 were:

	Nov/Dec 2014
Gulf Power – street lights	$1,659.40
Insurance	$2,159.00
Engineering Plans	$3,000.00
K & R Kuts – lawn maintenance	$1,900.00
(Ian Weaver)	$ 234.90
Printing	$ 110.36
Mailing, Postage, Supplies	$ 541.64

Ian explained that we were within our budget for most of last year. Taxes, lakes and dams and office supplies and expenses were over. We had budgeted $12,000 for legal and only spent approximately $100.00.

c. One home is in foreclosure and will go up for auction during the end of the month.

d. There are five homeowners with outstanding assessments carried over from previous years, three homeowners with outstanding assessments carried over from last year and two homeowners who owe interest charges for a total of $7,715.99 in outstanding assessments due.

e. Ian reminded everyone annual dues for 2015 are $445.00 and are due January 30, 2015. There is a 30-day grace period and 18% a year late fee. All assessments not received by March 1 all be considered late and these accounts will be submitted to our attorney for collection.

COMMITTEE REPORTS:

1. **Architectural Review:** No Report.

2. **Compliance/Complaint:**

Ian Weaver reported there has been an increasing number of homes with:

Trailers in driveway
Basketball nets
Lawns not raked / maintained

He stated it takes a combination of visits by the SRHA president and the fine process to resolve these problems..

3. **Curbs, Roads, Landscaping:** No Report.

4. **Nominating**: No Report.

5. **Web Site**: No Report.

OLD BUSINESS:

1. Amy Partlow was asked to check out placing speed bumps on our roads at our December 15, 2014 Special Meeting. Amy reported she checked with the County and they will only place speed bumps on dead end roads.

2. Ian Weaver reported that on December 15, 2014 we had a Special Board Meeting where a contractor was selected to repair the dams. On December 22 we signed a contract with the contractor and pipe was put on order. The pipe will be delivered around the first week of February and work will begin on the dam a week or two later.

On December 31 we received, in writing, a signed permission agreement from Mrs. Chan.

Ian reported the plan is to immediately fix the dam on Skyline Circle once the Shoal River Dam is fixed. This can be accomplished once the Shoal River road has been replaced.

Ian stated we have enough funds to repair the Shoal River Dam. It will cost us $108,000.00 to fix this dam and we have $118,000.00 in the bank. Ian proposed to take out a $50,000 loan to repair the dam on Skyline Circle. Ian would sign for the loan. All board members voted for this. Ian stated we will need approximately five individuals to sign for $10,000 collateral. Within a year after we borrow the money we should be able to pay it back. Ideal would be to get a five-year loan.

3. Ian reported we are down to the third quote for insurance for the Directors and Officers. Our existing policy is $2,159.00 a year. We failed to secure the first and second quotes we received. The latest quote is for $1,219.00 for Directors and Officers and $362.00 for crime. The Board voted to change our current policy and go with this third quote.

4. The Board is still exploring accounting services. The two we are checking out are BB&T Bank or Quick Books online. It was suggested we check out using “Pay Pal”. Allysa Fillmore will look into using “Pay Pal”.

NEW BUSINESS:

1. The Board voted for the following board member/positions for 2015:

President:	Ian Weaver
Vice President:	Ken Honaker
Secretary:	Ruth Labhart (member with-out vote)
Treasurer:	Andrea Blum
Director:	Sandra Burden
	Gary Pangle
Architectural Review:	Ken Honaker, Chairman
	Sandra Burden
	Gary Pangle
	Ian Weaver
Compliance & Complaints:	Ian Weaver, Chairman
	Sandra Burden
	Kenneth Honaker
	Gary Pangle
Curbs, Roads, Land-scaping, Grounds & Lights	Ian Weaver, Chairman
	Ken Honaker
Nominating:	Gary Pangle, Chairman
	Ruth Labhart
Web Site:	Ian Weaver

2. Ken Honaker was asked to contact all emergency services; i.e., fire department, ambulance service, etc. to let them know Shoal River Drive is closed and which route to take in case there is an emergency in our neighborhood.

3. The Board agreed to sponsor a neighborhood yard sale twice a year. Jane Barnes will look into dates, expense and signs.

4. The Board agreed we need a "Neighborhood Watch" coordinated program. We are looking for someone to help formalize this program. Anyone interested should see Ian Weaver.

5. Following are the Homeowners' Meetings for 2015:

March 2, 2015
May 4, 2015
July 13, 2015
September 14, 2015
Annual Meeting November 9, 2015

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 8:00 PM.

Ruth Labhart, Secretary
Shoal River Homeowners Association