SHOAL RIVER HOMEOWNERS' ASSOCIATION
BI-MONTHLY MEETING MINUTES
May 4, 2015
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The May 4, 2015 Bi-Monthly Meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

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

3. Homeowners present: 10

SECRETARY'S REPORT Minutes of the March 3, 2015, Bi-Monthly Meeting were read by Ruth Labhart. Ian Weaver requested we clarify the statement under Old Business, Item 1, regarding the lawsuit we are working on with our Lawyer in reference to the request for a six (6) foot fence where only a four (4) foot fence is authorized in our Covenants. The Architectural Review Committee denied the six foot fence based on our Covenants Article VII, Section 4, Fences. After discussion the minutes were approved with the correction to add the Article and paragraph number from the Covenants that reference this ruling.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

a. Balance in First NBC Money Market Account as of April 1, 2015: $33,570.14

b. Balance in First NBC Checking Account as of April 1, 2015: $75,050.90

c. Expenses for April were: Gulf Power – street lights: $846.47

2. We currently have 13 homeowners who have not paid their assessments for a total of $8,185.00. Some of these are for more than one year. Our Attorney will apply liens on these homes.

COMMITTEE REPORTS:

1. **Architectural Review:** No report

2. **Compliance/Complaint:** No report

3. **Curbs, Roads, Landscaping:** Ian Weaver reported Terry's Landscaping has started mowing. Ian also discussed cutting back foliage that causes distraction.

4. **Nominating**: Ian Weaver reported we will need a treasurer next year.

5. **Web Site**: Ian Weaver requested a copy of Alyssa Fillmore's presentation regarding collection of assessments using Pay Pal, which she presented at our March meeting.

OLD BUSINESS:

1. Update on Shoal River Drive Dam.

a. Ian Weaver stated the work on the dam on Shoal River Drive is almost complete. The sod was laid today. The County has put in limestone and will be paving the road soon, then in a few days the road will be opened.

b. Ian stated the County laid new water pipe which saved us $3,300.00. The original bill for repair of the dam was $108,500.00. We paid the Contractor $80,000.00 which left a balance of $28,500.00, less $3,300.00 (water pipe), leaves a balance due upon completion of $28,200.00.

2. The Contractor expects to begin working on the dam on Skyline Circle on May 11, 2015. The bid for this dam was $63,000.00. Ian stated 10 homeowners loaned $4,000.00 each to the Homeowners Association so work can be completed on this dam. We expect to pay back this loan in full in one year – by May 1, 2016. Ian thanked all of these homeowners for support.

NEW BUSINESS:

1. Ian Weaver reported the trash rack on the riser behind the club house needs to be cleaned out. He will follow up on this.

2. There is an ATV issue which Ian has discussed with Cindy Chan. Ian will call the Sheriff's office to coordinate a plan on filing a complaint.

3. Ian recommended we pursue Quick Books on line for processing our assessments. This would cost the Association $27.00 per month. One advantage is homeowners will be able to pay on line with a credit card. This will create an additional fee of 3.2% plus $0.25 to the HOA. We will look at how to handle the processing fee.

4. Ian stated the new sod on Shoal River Drive needs water and asked Arvil Barnes, Fred Muller, Gary Pangle, Stan Rivers, and Nick Smith to serve on a committee to work out a plan to possibly get a pump, sprinklers and hose to water the new sod.

5. Following are the remaining Homeowners' Meetings for 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 7:43 P.M.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc.