SHOAL RIVER HOMEOWNERS ASSOCIATION
BI-MONTHLY MEETING MINUTES
July 6, 2015
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The July 6, 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
Ken Honaker, Vice President
Ruth Labhart, Secretary
Andrea Blum, Treasurer
Sandra Burden, Director
Gary Pangle, Director

3. Homeowners present: 13

SECRETARY'S REPORT Minutes of the May 4, 2015, Bi-Monthly Meeting were reviewed by Ian Weaver. The minutes were approved as read.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

a. Balance in First NBC Lakes and Dams Account as of June 30, 2015 is $1,563.99

b. Balance in First NBC Checking Account as of June 30, 2015 is $66,440.30

c. Following is a breakdown of financial transactions during the last couple months:

- Fully paid off dam on Shoal River Drive.
- Took in another $1,800.00 for assessments.
- Received almost $400.00 in interest and penalty fees
- Gulf Power – street lights $1,692.94
- Landscaping - $825.00

d. Currently there are seven (7) homeowners with overdue assessments. Our Lawyer sent these homeowners a notice that he will be putting a lien on their homes.

COMMITTEE REPORTS:

1. **Architectural Review:** Ken Honaker gave the following report:

a. A request for a decorative fence on Skyline was approved.

b. Three requests for homes were approved, one on Skyline Circle and two on Shoal River Drive.

c. A request for a small storage shed on Timberline was approved.

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

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

a. Terry's Landscaping is mowing two times per month and has mowed the new sod on the dam on Shoal River Drive.

b. Ian will coordinate with the Contractor regarding portions of the sod laid by the County that did not take.

4. **Nominating**: Ian reported we need a Treasurer and to give him the name of anyone who might be interested in this position.

5. **Web Site**: Ian reported the out-of-date link on the FORMS page has been fixed.

OLD BUSINESS: Ian reported work was started on the dam on Skyline Circle in May. A check was written to the contractor for $40K on May 1, 2015. The work was completed on July 3, 2015 and the final check for $21,350.00 will be paid to the contractor this week.

NEW BUSINESS:

1. There is a trash rack (on riser) behind the clubhouse which needs to be repaired. A further check revealed Beavers are causing the problem. Two homeowners: Nick Smith & Terry Stewart, removed the beaver dam and the water is now at a proper level.

2. Ian Weaver stated there have been complaints regarding ATVs in the area. He will call the Sheriff's office to coordinate a plan to correct this situation.

3. Ian proposed we seriously look into embracing Quickbooks on line for assessment billing and payment. He stated the many advantages of using Quickbooks. Additionally, it will greatly reduce the labor effort for the Treasurer/Secretary and President. The Board agreed we should pursue this.

4. Following are the remaining Homeowners' Meetings for 2015:

September 14, 2015
Annual Meeting November 9, 2015

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at:7:59 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc.