SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
July 11, 2016
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The Bi-Monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, July 11, 2016 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
Ruth Labhart, Secretary (without vote)
Phyllis Sargent, Treasurer
Sandy Burden, Director
Gary Pangle, Director

3. Visitors present: 19 (Roster attached)

SECRETARY'S REPORT Minutes of the May 2, 2016 Bi-Monthly Meeting were read by Ruth Labhart and accepted as read.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

a. Balance in First National Bank Checking Account as of June 30, 2016 - $6,596.40

b. Balance in First National Bank Money Market Account as of June 30, 2016 - $49,813.57

c. Outstanding assessments for 2016 as of June 30, 2016: $458.17
Outstanding assessments for prior years: $8,106.35

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d. Expenses for May and June:

Gulf Power	$ 1,648.14
Landscaping	825.00
Lakes and Dams	42,400.00
Total Expenses	$44,873.14

e. Ian reported we are well within our budget for the year.

COMMITTEE REPORTS:

1. **Architectural Review:** Ian stated that Sandra Burden will replace Ken Honaker as Chairman of this team. He also reminded all homeowners to submit a request for changes to the Architectural Review Team before making the changes.

2. **Compliance/Complaint**: Ian reported there were two issues this month:

a. A homeowner put up a basketball goal in the front yard which is not in accordance with our Covenants and Bylaws.

b. A homeowner did not understand why they could not fish in the lakes. After much discussion, Ian stated he will discuss this issue as it relates to our Covenants and Bylaws. The main problem being, the lakes and dams are private property and do not belong to the Association, additionally it would create a liability for us.

3. **Curbs, Roads, Landscaping**: Ian reported the following:

a. Ian reported it is time for us to solicit a landscaping contract for the next two years. He asked Sandra Burden and Gary Pangle to solicit landscaping contracts and have answers by our next meeting in September.

b. Ian also reported that he will take the lead to have the brush debris removed from the dam on Kolima Court.

4. **Nominating**: Gary Pangle will pursue looking for a replacement for Ken Honaker and start soliciting homeowners to run for board positions for the next two years.

5. **Web Site**: N/A

OLD BUSINESS:

Ian reported the loans from homeowners to help us pay for the repair of the lakes and dams have been fully repaid (principal plus 6% interest).

NEW BUSINESS:

1. The Annual neighborhood yard sale will be held November 11 and 12, 2016. Any questions regarding the sale can be answered by Jane Barnes or Vickie Preacher.

2. It was reported that campaign signs are not authorized IAW our Covenants and Bylaws and must be removed.

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 7:26 PM. Our last regular scheduled meeting for 2016 will be on Monday, September 12, 2016 at 6:30 PM at Live Oak Baptist Church, Building D, Rooms 3/4. Our Annual Meeting will be held Monday, November 14, 2016.

Ruth Labhart, Secretary
Shoal River Homeowners' Association