Shoal River Homeowners' Assoc.

July 11 2016

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Phyllis Sargent)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Gary Pangle/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

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Shoal River Homeowners Association
Profit & Loss
May through June 2016

	May - Jun 16
Ordinary Income/Expense	
Income	
Service charge	100.00
Returned Check Charges	5.00
Interest First National	55.99
Total Income	160.99
Gross Profit	160.99
Expense	
Lakes and Dams	42,400.00
Gulf Power	1,648.14
Landscaping and Mowing	825.00
Total Expense	44,873.14
Net Ordinary Income	-44,712.15
Net Income	**-44,712.15**

Shoal River Homeowners Association
Profit & Loss
January through June 2016

	Jan - Jun 16
Ordinary Income/Expense	
Income	
Service charge	250.00
Returned Check Charges	5.00
Assessments	65,941.00
Assessments 2010	140.00
Penalty fees	598.75
Interest First National	194.30
Total Income	67,129.05
Gross Profit	67,129.05
Expense	
Bank Service Charges	5.00
Lakes and Dams	42,400.00
Gulf Power	4,966.82
Insurance	1,219.00
Landscaping and Mowing	1,650.00
Mediation attorney fees	428.84
Postage and Box rental	100.82
Social Activities	64.59
Taxes and fees	61.25
Total Expense	50,896.32
Net Ordinary Income	16,232.73
Net Income	**16,232.73**

SRHOA FINANCIAL SUMMARY

July 11, 2016

Expenses	May/June	YTD	Budget 2016
Gulf Power	$ 1,648.14	$ 4,966.82	$ 12,000.00
Landscaping	$ 825.00	$ 1,650.00	$ 10,000.00
Lawyer		$ 428.84	$ 5,000.00
Insurance		$ 1,219.00	$ 1,700.00
Meeting Room			$ 350.00
Social		$ 64.59	$ 100.00
Accounting and Legal			$ 665.00
Printing			$ 500.00
Postage		$ 100.82	$ 450.00
Web Site			$ 25.00
Service Fee		$ 5.00	$ 100.00
Misc/Office Supplies			$ 200.00
Taxes and Fees		$ 61.25	$ 100.00
Lakes and Dams	$ 42,400.00	$ 42,400.00	$ 37,600.00
TOTAL	$ 44,873.14	$ 50,896.32	$ 68,790.00

Income				
	Assessments		$ 65,941.00	
	Assessments 2010		$ 140.00	
	Penalty Fees		$ 598.75	
	Interest	$ 55.99	$ 194.30	
	Return Check Charge	$ 5.00	$ 5.00	
	Service Charge	$ 100.00	$ 250.00	
Balance 6/30/2016		$ 160.99	$ 67,129.05	
	Chequing			**$ 49,813.57**
	Money Market			**$ 6,596.40**
Uncollected Assessments (2015)				**$ 8,106.35**
Uncollected Assessments (2016)				**$ 1,361.34**

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Architectural Review Committee

1)

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Compliance

1) Basketball net
2) Fishing at lakes and dams

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Roads/Landscaping

1) Time to solicit landscaping contract for 2017/18

2) Remove brush debris on Kolima Ct dam

3) Ten (10) “No Fishing” signs installed. Three signs disappeared

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Homeowner Questions/Feedback

Nominating

1) Open position on board

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Web Site

1) N/A

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Old Business

New Business

Homeowner Questions/Feedback

Dams

1) Loan fully repaid (principal + 6% interest) in full to homeowners – 5/1/16

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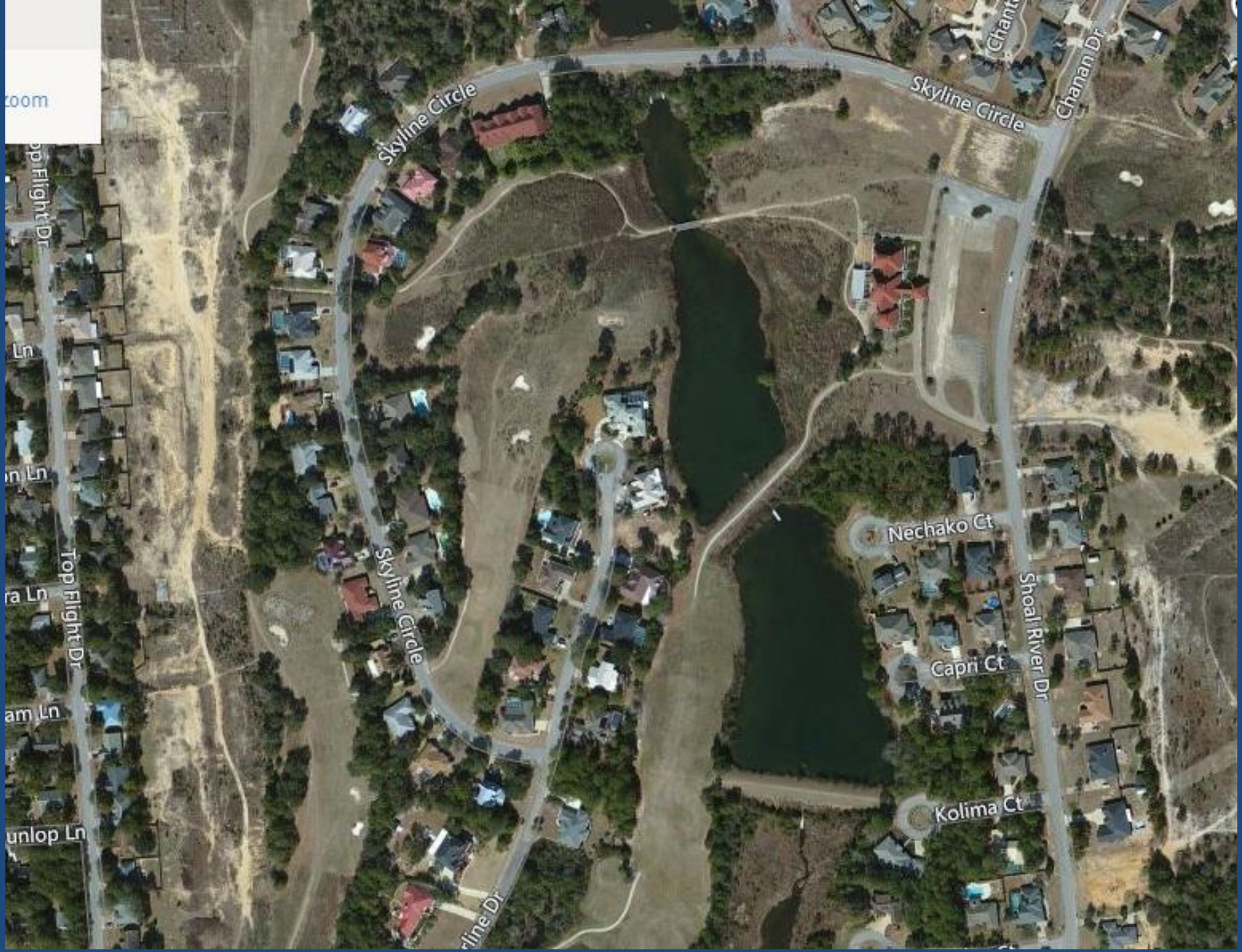
New Business

1)

Homeowner Questions/Feedback

Backup


Ram Ln
Butler Ct
Scarlet Dr
Dunlop Ln
Titleist Ln
Pinnacle Point Dr
Timberline Dr
Timberline Dr
Capri Ct
Kolima Ct
Gaverine Ct
Shoal River Dr
Shoal River Dr


Skyline Circle
Skyline Circle
Chanan Dr
Top Flight Dr
Skyline Circle
Nechako Ct
Shoal River Dr
Capri Ct
Kolima Ct


Airmens Memorial Rd
Airmens Memorial Rd
Airmens Memorial Rd
Live Oak Church Rd
Lovegrass Ln
Chancery Ln
Palmetto Ct
Chanterelle Cove
Chanan Dr
Skyline Circle
Skyline Circle
Hogan Ln

Section 24. Games, Play Structures and Storage Buildings.

All games, play structures, and storage buildings shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines. With no exception, no platform, basketball backboards, doghouse, playhouse, storage building, or structure of a similar kind or nature, shall be constructed on any part of a lot located in front of the rear line of the residence constructed thereon. Any such structure, regardless of where it is to be located, must have prior approval of the Architectural Review Committee.

Section 30. Wetlands. No swimming, bathing, fishing, or boating is permitted in, about or upon any stream, pond, lake, marsh or other wetlands situated in whole or in part in the general areas except where the use of a boat may be required for maintenance of the general areas and related equipment.