Shoal River Homeowners' Assoc.

Sept 12 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

Shoal River Homeowners' Assoc.

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Shoal River Homeowners Association
Profit & Loss
July through August 2016

	Jul - Aug 16
Ordinary Income/Expense	
Income	
Service charge	100.00
Assessments	890.00
Penalty fees	26.38
Interest First National	46.84
Total Income	1,063.22
Gross Profit	1,063.22
Expense	
Accounting and Legal	100.00
Lakes and Dams	586.20
Gulf Power	1,648.14
Landscaping and Mowing	
Web Page	12.42
Total Expense	3,171.76
Net Ordinary Income	-2,108.54
Net Income	**-2,108.54**

Shoal River Homeowners Association
Profit & Loss
January through August 2016

	Jan - Aug 16
Ordinary Income/Expense	
Income	
Service charge	350.00
Returned Check Charges	5.00
Assessments	66,831.00
Assessments 2010	140.00
Penalty fees	625.13
Interest First National	241.14
Total Income	68,192.27
Gross Profit	68,192.27
Expense	
Bank Service Charges	5.00
Accounting and Legal	100.00
Lakes and Dams	38,746.20
Gulf Power	6,614.96
Insurance	1,219.00
Landscaping and Mowing	
Mediation attorney fees	428.84
Postage and Box rental	100.82
Social Activities	64.59
Taxes and fees	61.25
Web Page	12.42
Total Expense	49,828.08
Net Ordinary Income	18,364.19
Net Income	**18,364.19**

SRHOA FINANCIAL SUMMARY
September 12, 2016

Expenses	July/August	YTD	Budget 2016
Gulf Power	$ 1,648.14	$ 6,614.96	$ 12,000.00
Landscaping	$		$ 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	$ 100.00	$ 100.00	$ 665.00
Printing			$ 500.00
Postage		$ 100.82	$ 450.00
Web Site	$ 12.42	$ 12.42	$ 25.00
Service Fee		$ 5.00	$ 100.00
Misc/Office Supplies			$ 200.00
Taxes and Fees		$ 61.25	$ 100.00
Lakes and Dams	$ 586.20	$ 38,746.20	$ 37,600.00
TOTAL	$ 3,171.76	$ 49,828.08	$ 68,790.00

Income				
	Assessments	$ 890.00	$ 66,831.00	
	Assessments 2010		$ 140.00	
	Penalty Fees	$ 26.38	$ 625.13	
	Interest	$ 46.84	$ 241.14	
	Return Check Charge		$ 5.00	
	Service Charge	$ 100.00	$ 350.00	
Balance ~~6/30/2016~~ 8/31/16		$ 1,063.22	$ 68,192.27	
	Chequing			**$ 47,709.45**
	Money Market			**$ 6,601.98**
Uncollected Assessments (2015)				**$ 8,106.35**
Uncollected Assessments (2016)				**$ 458.17**

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Architectural Review Committee

1) Fence approval TE-120

Shoal River Homeowners' Assoc.

Sept 12 2016

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Compliance

1) Basketball net issue – invoking compliance committee

Shoal River Homeowners' Assoc.

Sept 12 2016

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Curbs, Roads, Landscaping, Grounds, Lights

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Homeowner Questions/Feedback

Roads/Landscaping

Landscaping bids for 2017/18

Contractor#1
$xxxx/month

Contractor#2
$yyyy/month

Shoal River Homeowners' Assoc.

Sept 12 2016

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Architectural Review (Sandra Burden)

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Homeowner Questions/Feedback

Nominating

1) Open position on board
    - One homeowner volunteered to serve
    - Anyone else?

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Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

Web Site

1) N/A

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Old Business

New Business

Homeowner Questions/Feedback

Dams

1) Look good

Shoal River Homeowners' Assoc.

Sept 12 2016

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Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

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

New Business

1) 2017 Budget

SRHOA FINANCIAL SUMMARY

July 11, 2016

Expenses	May/June	YTD	Budget 2016 ~~2016~~ 2017
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~~ 38224
TOTAL	$ 44,873.14	$ 50,896.32	$ ~~68,790.00~~ 69414

New Business

1) 2017 Budget

$69414/156 = $444.96

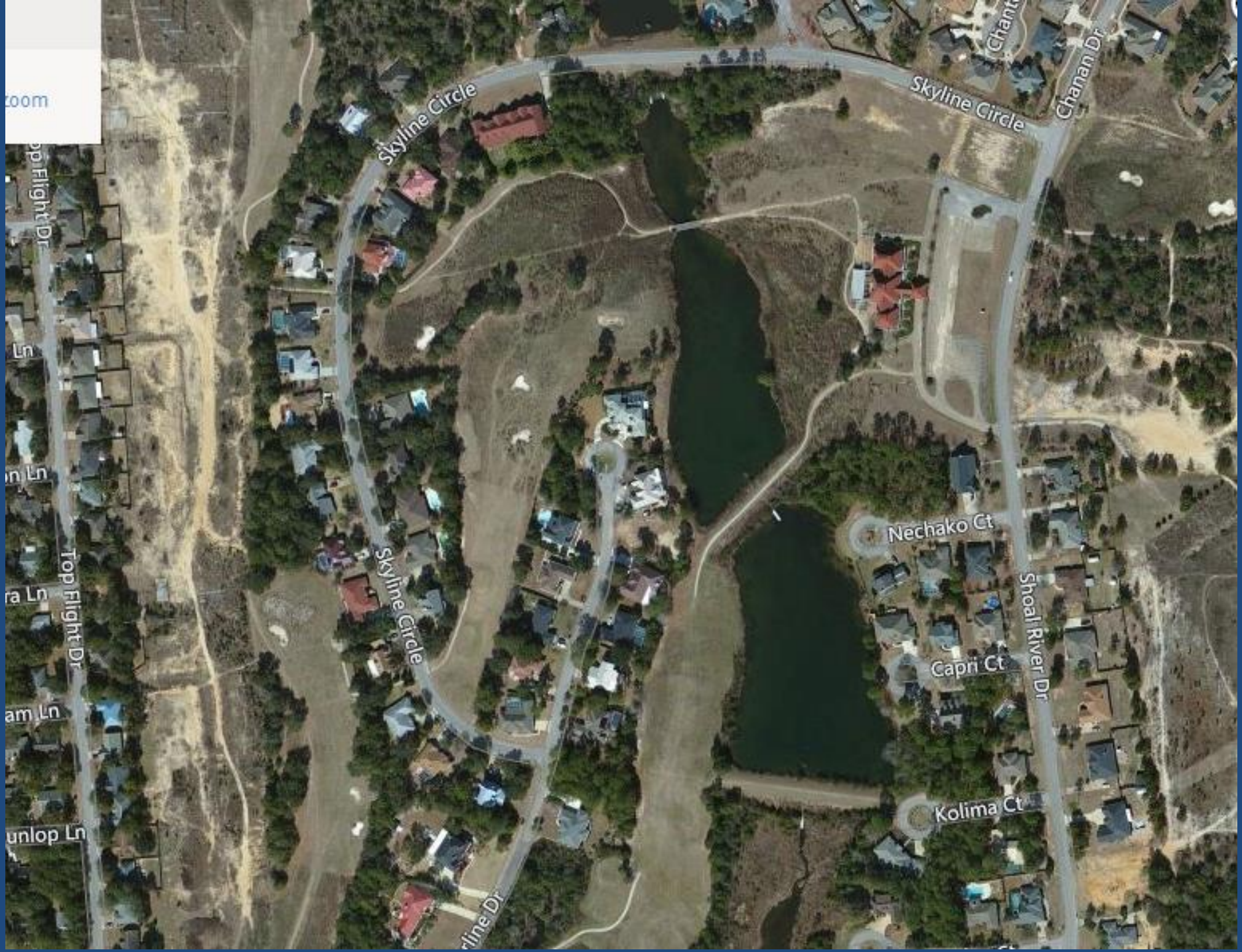
Recommend 2017 assessment

= $445 (same as 2016, 2015)

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.