SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
January 9, 2017
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The first Bi-Monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, January 9, 2017 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

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

3. There were 14 visitors present.

SECRETARY'S REPORT Minutes of the November 14, 2017 Annual Meeting were read and approved.as written.

TREASURER'S REPORT:

1. The following Treasurer's report was given by Phyllis Sargent. Phyllis stated thirty-one assessments were received in November and December.

a. Balance in First National Bank Checking Account as of 12/31/16 was $53,666.38

b. Balance in First National Bank Money Market Account as of 12/31/16 was $6,613.00

c. Outstanding assessments for 2016 as of December 31, 2016 were $9,155.65.
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d. Expenses for November and December 2016 were:

Gulf Power	$ 1,648.14
Landscaping	825.00
Insurance	1,632.00
US Postal	86.00
Total Expenses	$4,191.14

2. Ian Weaver suggested we transfer $40,000 from the checking account into the money market account. He stated this should leave us with more than enough funds for 2017 expenses. Phyllis Sargent made a motion that we move $40,000 from the checking account to the money market account. Gary Pangle seconded the motion. The motion was unanimously approved by the board. Ian stated we should be able to reduce the assessments in another year.

COMMITTEE REPORTS:

1. **Architectural Review:** Sandra Burden reported they received a request for a shed in the back yard of a homeowner. The committee will review the plans, make a decision and inform the homeowner of the decision.

2. **Compliance/Complaint**:

a. Ian Weaver reported there are no new found complaints.
b. Ian discussed the lighting and the concern of homeowners that there is not enough light. He will check out the areas where homeowners are concerned. He also stated homeowners can call Gulf Power or they can call Ian if there are lights out in their area.

3. **Curbs, Roads, Landscaping**: Ian Weaver reported curbs were repaired in two areas with excellent results. He stated there was a third area on Timberline which didn't get fixed. He will follow up on this.

4. **Nominating**: No report

5. **Web Site**: No report

OLD BUSINESS:

1. Ian has two bids regarding clearing the brush on Kolima Court:

a. Bid #1 is for cleaning, grubbing and debris disposal	$ 8,500
Vegetative measures (seed, fertilize, mulch and pia mulch	2,500
Mobilization	800
Total	$11,800
b. Bid #2 was for pond bank cutting and mulching	$ 1,750.

Ian stated he will try to get additional bids and do more research. Ian further stated the big problem with mulching on a bankment is – you end up with a lot of stubble and it will come back.

2. Ian reported there is a stretch on Shoal River Drive where there was some erosion after the heavy rain. He stated we should be prepared to spend $500 to $1000 to reseed and cover these areas with straw mulch. Ian proposed we do this. He will call Terry's Landscaping to see if he is interested. He stated this will come out of the general landscaping fund. The board will work on this.

NEW BUSINESS:

1. The next Bi-Monthly Meeting will be Monday, March 6, 2017 at 6:30 PM, Room 3/4, Building D, at Live Oak Baptist Church.

3. Meetings for 2017 are as follows:

March 6, 2017 – Bi-Monthly
May 1, 2017 – Bi-Monthly

July 10, 2017 – Bi-Monthly
September 11, 2017 Bi-Monthly
November 6, 2017 - Annual

3. A motion was made, seconded and passed to adjourn the meeting at 7:30 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Association