SHOAL RIVER HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES
November 12, 2018
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The Annual Meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, November 12, 2018 at 6:47 pm at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
John Reno, Vice President
Ruth Labhart, Secretary
Joe Sanchez, Treasurer
Sterling Magby, Director
Gary Pangle, Director

3. The following board member was absent:

Sandra Burden, Director

4. There were 46 homeowners present or by proxy. Forty-one homeowners were needed to have a quorum.

SECRETARY'S REPORT Ian Weaver reviewed the minutes of the September 10, 2018 bi-monthly meeting. After review, Sterling Magby made a motion to approve the minutes as written. This was seconded by Joe Sanchez and approved by the board.

TREASURER'S REPORT:

1. Joe Sanchez reviewed our financial status and reported as of October 3, 2018 there was $30,064.53 in our Checking Account and $92,165.19 in our Money Market Account.

2. Ian discussed that we now have Quick Books set up where we will be able to pay our assessments on line. He further explained, in order to do so, we must have a good e-mail address from each homeowner. For those who do not wish to pay their assessments this way, they will still be able to pay by check. The statements will be sent by e-mail to those requesting it and the others will be mailed statements in December.

3. Ian reviewed the 2019 Proposed Budget which the Board approved during our September meeting. He further stated the assessments for 2019 will be $250.

COMMITTEE REPORTS:

1. **Architectural Review:** No Report

2. **Compliance/Complaint**:

a. Ian Weaver reported the Compliance Committee met on Tuesday, September 11, 2018 to review three items where homeowners had not complied with repeated requests to correct violations. A couple days before the meeting one homeowner mowed their lawn and another homeowner moved a trailer. The Committee reviewed the one remaining violation for a homeowner not mowing their lawn. The homeowner was found to be in violation of our Covenants and Bylaws and was fined $15 a day. After16 days at $15 a day for a total of $240, the homeowner mowed their lawn.

b. During the September meeting the Board discussed the compliance issue of lawns repeatedly not mowed and the possibility of giving the Board authority to mow front yards and charging the cost to the homeowner. After checking this out, we tabled this decision and will continue to refer these situations to the Compliance Committee, as we are currently doing.

3. Roads/Landscaping: Ian reported there was damage on the Shoal River Drive dam from the wild hogs. He expressed a special thank you to Terry's Landscaping for filling in the holes the hogs created. He also thanked Cal Lord and Terry Stewart for their efforts in trapping the hogs.

4. Nominating:

a. Ian announced that both Sandra Burden and Naomi Simmons were elected to serve for the next two years on the Board of Directors.

b. Ian thanked the nominating team for finding volunteers to run for board vacancies for the next two years. Ian also thanked Gary Pangle for serving as a Board member for the last several years.

5. **Web Site**: Ian reminded everyone of the web site and all the information they can find on the web site.

OLD/NEW BUSINESS:

1.. Ian reviewed all actions the Board had taken during the past year and gave a brief update of actions which may have to be taken on the lakes and dams. He also discussed the Public Notice signs that have been posted in our neighborhood, whereby someone has applied to put up homes and how this might affect our Homeowners' Association.

2. John Reno made a motion to adjourn the meeting at 7:47 pm. Gary Pangle seconded the motion and it was approved by the Board.

3. The next scheduled meeting will be the first Bi-monthly meeting for 2019 on Monday, January 7, at 6:30 pm at Live Oak Baptist Church, Building D, Rooms 3-4.

Ruth Labhart, Secretary
Shoal River Homeowners' Association