SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
November 4, 2019
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, November 4, 2019 at 7:00 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
John Reno, Vice President
Ruth Labhart, Secretary/Treasurer
Sandra Burden, Director
Sterling Magby, Director

3. The following board member was absent:

Naomi Simmons, Director

4. Ian introduced the board members.

5. Sterling Magby laid out the rules for the meeting.

6. There were 88 homeowners present or by proxy. Forty-one homeowners were needed to have a quorum.

SECRETARY'S REPORT: Ruth Labhart gave a brief review of the September 9, 2019 bi-monthly meeting. After review, Ian Weaver made a motion to accept the minutes as written. John Reno seconded the motion and the board approved.

TREASURER'S REPORT: Ian Weaver presented slides of the financial report for the Homeowner's Association based on the last two months. He reviewed the Profit and Loss for January through October of this year. He then reviewed the proposed 2020 budget, which the board approved at the September meeting. Copies of the proposed 2020 budget were available for all homeowners. Ian then stated the board had approved to reduce the Assessment for 2020 to $170.00. Homeowners were reminded if they wish to pay their assessment on-line by credit card, there is a signup sheet.

COMMITTEE REPORTS:

1. Architectural Review: No report.

2. Compliance/Complaint: Ian reported there was one complaint of a camper parked in a driveway. The homeowner was contacted, the camper was moved and the complaint was resolved.

3. Curbs, Roads and Landscaping: Ian reported the Board had approved at our May meeting to install a Colonial light at Lovegrass and Skyline. This lighting is being worked on and will be installed.

4. Nominating: No report.

5. Web Site: Ian reminded everyone of the web site and all the information that is reported there. There are copies of our Covenants and Bylaws, minutes and slides of meetings, articles which include current events and other information helpful to homeowners.

OLD BUSINESS: Ian reported we still have approximately 16 homeowners who have overdue assessments. This amounts to approximately $4,000 plus interest.

NEW BUSINESS:

1. Ian presented an overview of the new Developer, Patroit Ridge.

a. There was much discussion and many concerns, especially about the traffic. Ian made notes and will discuss these concerns with the Developer.

b. Ian stated he has a meeting tomorrow morning with the new Developer to go over areas that need to be mowed. We normally sign a contract for two years for mowing, and it is time to sign a new contract. The mowing area we have maintained will be much reduced resulting in a significantly lower cost for landscaping. There was much discussion and concern about landscaping, especially around the dams, which Ian will discuss with the developer.

c. Ian said the Developer gave a sample "Agreement" to us. Ian gave this to our lawyer for review.

2. Ian stated one of the key purposes of a Homeowners' Association is "beautification". He suggested we could take the $90,000 in our Money Market account and put in curbing.

3. Ruth Labhart reported the results of the election for board members. She announced that Helen Cruz, Sterling Magby and John Reno were elected to serve for the next two years (2020 and 2021) on the Board of Directors.

4. Sterling Magby thanked Ian for his service on the board.

5. The next scheduled meeting will be the first Bi-monthly Meeting for 2020 on Monday, January 6, at 6:30 pm at Live Oak Baptist Church, Building D, Rooms 3-4.

6. Sterling closed the meeting at 8:30 pm.

Ruth Labhart, Secretary
Shoal River Homeowners Association