SHOAL RIVER HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES
November 9, 2020
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The 2020 Annual Meeting for the Shoal River Homeowners' Board of Directors was called to order by John Reno, Acting President/Vice President, November 9, 2020 at 7:00 PM at Crosspoint Church.

2. The following board members were present:

John Reno, Acting President/Vice President
Ruth Labhart, Secretary/Treasurer
Chris McFarland, Director

3. The following board member was absent:
Meagan Caudill, Director

4. There was a quorum of the present board members present.

5. There were 46 homeowners present, present by ZOOM or by proxy. Forty homeowners were needed to have a quorum.

6. John Reno introduced our current board members and explained that we had lost four Directors this past year. Two of the positions were filled with Meagan Caudill and Chris McFarland who stepped forward and volunteered to fill these positions which expire at the end of the year. Two are still vacant. These two Directors have moved out of the area. He encouraged homeowner's to volunteer their time serving on the Board or on Committees.

SECRETARY'S REPORT: Ruth Labhart read the minutes of the March 9, 2020 Bi-Monthly meeting. After review, Chris McFarland made a motion to accept the minutes as submitted. The motion was seconded by John Reno and they were approved by the board.

TREASURER'S REPORT

a. Ruth Labhart gave a review of the finances for this past year through October. Our beginning balance on January 1 was $49,840.05. Our expenses through October were $18,028.88. Our income this year was $21,499.77 leaving a balance of $53,310.94. She further explained that we did not have a bill from the Attorney and we did not have any expense with the lakes and dams; therefore, we will have some funds left over after we pay the remaining bills for this year. We have $92,949.95 in our Money Market Account.

COMMITTEE REPORTS: John explained that all of our committees are down to one or no members. He further explained we could use more Directors to properly manage these committees.

1. Architectural Review: No report.

2. Compliance/Complaint: No report.

3. Curbs, Roads and Landscaping: No report.

4. Nominating: No report

5. Web Site: No report.

OLD BUSINESS:

1. John stated the proposed road from Skyline Circle to Airman's Memorial Boulevard will not be for public access but will be used for emergency access only.

2. He further stated that on August 4, 2020 Mr. Matovina of Patriot Ridge requested a meeting with Chanan Estates and Shoal River HOA leaders to discuss his upcoming Okaloosa County meeting regarding Patriot Ridge and the proposed road to access Airman's Memorial Boulevard. With the purchase of additional land east of the Chanan gated entrance, a direct entrance and exit was established for the new Patriot Ridge homes.

3. Patriot Ridge had previously agreed to provide three school bus stops with concrete pads (Timberline and Skyline, Skyline and Lovegrass and Skyline and Shoal River Drive.) Our Homeowner's Association has agreed to provide the overhead covers for these pads.

4. At our last bi-monthly Board Meeting it was reported we had a shared lawncare agreement with Patriot Ridge in which we would pay 21% of the combined HOA's costs. According to Mr. Matovina, on September 18, 2020, no contract has been signed. This arrangement would be long term and should be reviewed by our HOA Attorney with his response in writing to protect SRHOA's financial interest.

NEW BUSINESS:

1. Election Results: All four nominees for Directors were voted in as new members of the board. They are: Bob Baird, Porcha Brissett, Chris McFarland and Ian Weaver. The positions they will serve in will be determined at the January 2021 bi-monthly meeting.

2. Ruth Labhart presented the Proposed Budget for 2021. With this budget and with the money in our checking account the board has agreed to leave the assessment at $170.00 for 2021.

3. John stated that we need everyone's input and ideas for any way we can improve our neighborhood, i.e.:

a. Neighborhood Watch and Security
b. Website - with interactive website capabilities for more homeowner involvement.
c. Zoom type platform for all Board and Membership Meetings.
d. Cul-de-sac moments: - Neighborhood cul-de-sac meetings
- Meet and greet cookouts
- Movie on the cul-de-sac

ADJOURNMENT:

1. John Reno made a motion to adjourn at 7:53 PM. This was seconded by Chris McFarland and passed by the board.

2. Our next meeting will be Monday, January 11, 2021 at 6:30 PM at Live Oak Baptist Church, Building D, Room 3/4.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc.