

Mount Shaddai Homeowners Association

Mount Shaddai Board Members

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Face Book: [El Shaddai Homeowners](#)

Web Page: Myelshaddai.org

October 13, 2018

11:00 AM -- General Meeting

Call to Order Time: 11:00 am

Secretary's Report:

Roll Call:

# Lots present	<u>17</u>
# Proxies	<u>14</u>
Total Voting:	<u>31</u>

Proof of Notice of Meeting: Copies of the meeting packet for review

Reading/Approval of Minutes of 2017 Meeting

President: All should have received a copy of last year's minutes today.
Any questions?

There were no questions.

President: If no discussion: Do I have a motion to dispense with the reading of the minutes?

1st Tom McLean
2nd Cheryl Schleuss

Treasurer's Report: Jeff Burger **President:** Jeff will handle this later in the meeting.

President's Report: David Vick A resident of El Shaddai I came to talk to me. They had their meeting Friday, October 12th. They are going to install a chain or rope across the entrance to their development where the original gate was. It will have a lock on it. Dave Vick and Bob Harris will have the combination with instruction not to give it to anyone. They can give it to emergency crews only. If this doesn't work, they will purchase and install a gate. The old one was torn in half.

Several residents have informed me the mailman is looking for me. I stopped at the Post Office in Andrews and the Post Master or the Mailman is supposed to call. I was told he has new mailboxes for our subdivisions. However, we have to create a concrete slab and a cover over the boxes for protection. Jon Schleuss has indicated he is willing to do this and only charge for the materials.

There is a new association in our Nantahala area of most of the subdivisions around the lake. Jon Schleuss has agreed to be our representative in this association. I attended the first meeting. Not too much about Frontier or other issues was discussed because Sheriff Holland was there and gave his presentation. Jon tried to attend the second meeting. He did not know the combination to Mountain Shadows, as the gate was locked.

Road Maintenance Report: Tom McLean There were no complaints this past year. The discharge pipe to the tank house is fixed. It froze and cracked this last winter. I apologize for all the weeds on the sides of the roads. Scotty Cope has agreed to weed wack them. Our board is not in agreement on a schedule for the roads or to have them scraped on a schedule basis. They were in bad shape August to September. Scotty has agreed to scrape the roads at \$200 a trip instead of \$500. (Richard said to go ahead with it based on the cost of \$200.)

Cookies house needs fixing where the water comes over the rocks. The water is washing out the road and ditches are being clogged with leaves, etc. I will talk to Higgins Construction (the company that maintains Macon County Roads) and Scotty about how to remedy this. However, the Association will pay for it instead of Cookie doing so.

President: Is there a motion to accept the road report?

1ST Sandra Godsey
2nd Jeff Burke

Report on Water System - Richard Vickers Heaters have been installed in the tank house. They can be monitored and turned on and off over the internet. We had a cracked pipe at the tank house because our winter temperatures went below zero last winter. Miller Well fixed it at a cost of \$1,600. We had several outages, leaks, in 2017. The North Carolina Water Department has suggested we consider a second well. Pat Greany did extended research and found a sensor monitoring system for the reservoir. We get many daily reports now on how many gallons are in the tank. The tank must be filled up in order to find a leak and it takes a long time to do so. Tom McLean and I did a survey July 4th week of all the homes occupied in the area. We do not have a capacity problem. We do have a leak problem. One reason is that the old used glue on the pipes does not hold up anymore and the pipes are therefore leaking. Or someone did not winterize their home. We do have enough new installed valves to segregate the problem area.

The board did discuss installing auxiliary tanks, which would give us 5000-6000 more gallons at a cost of approximately \$20,000. However, we must hire an engineer to submit drawings for state approval. You may also install your own auxiliary tank if you wish, which

I have already done along with some other residents. This is a cost of about \$4,000. The state will not let us use the old tank which holds \$3,000 and is at the tank house.

We need another 10,000 tank on top of the hill (Jerry Frudenthal). We will ask the engineer about it (Richard Vickers). We can thank Elmo, Rick, and Brian for fixing the leaks last year. The history is when we would have a leak, the homeowners would fix it instead of calling someone and we didn't have any more problems. (Peggy Dittman). However, Elmo and Denise both had problems after the leaks were fixed (Dave Vick) We need another plumber to call like Chuck Drake (Anita Vick). Passmore's valve is the only one that needs replacement (Dave Vick).

Kraig Adams: You have spent time on a great amount of research. I think a second tank is good on the hill. Richard Vickers: The board has authorized me to hire an engineer. I will meet with Buddy Melton at the state office. We have to buy land for a new tank. I will sell you a piece of my lot. We also need meters on shut offs and we need to update the white water book. There is much work to do done. Kraig Adams: Pat Greany has done a tremendous job of researching.

Report on Delinquent Accounts - Jeff Burger Kathy Bryant has been on vacation for two weeks now. When she returns, she will post several items. Reports were not handed out because they would be inaccurate. We have \$73,258 in the bank. We will be posting the figures on the internet or you may call me for a financial report.

New Business

President: The fees will remain the same in 2019. All in favor (raise your hand). Do I have a motion and second for all other fees to remain the same?

1st Richard Vickers
2nd Tom McLean

Everyone was in favor of the fees remaining the same.

Set Time and Place for 2017 Meeting -- October 12, 2019

Election of Board of Directors

President: Gloria Mays has decided to resign from the board. Leslie Adams has agreed to take Gloria's place. Does anyone else wish to serve on the board.

Do I have a motion to have all the remaining members to remain the same?

1st Sandra Godsey
2nd Jeff Burke

Welcome to the board, Leslie Adams!

President: Board members need to stay for a short meeting. Do I have a motion to adjourn the meeting?

Adjournment of meeting

May I have a motion to adjourn the meeting:

1st Jeff Burger

2nd Kraig Adams

Time: 12:05 pm