***Face Book: El Shaddai Homeowners***

***Mount Shaddai Board Members***

Denise Dowling, President

14330 58th St. N. Apt 1218

Clearwater, FL 33760

727-420-5012

Denise@dowlinggraphocs.com

Tom McLean, Vice President

 663 Buck Trail

 Hoschton, GA 30548

404-431-1016

tommcleanus@yahoo.com

Holly Patz, Secretary

Assist Treasurer

177 Dogwood Dr.

Topton NC 28781

 828-321-9464

hpatz@yahoo.com

Cookie Godsey, Treasurer

36 Maplewood Drive

Topton, NC 28781

828-321-4249

godseyjs@gmail.com

Richard Dittman

15227 North 13th Street

Lutz, FL 33549

Dittman1@gmail.com

Jon Schleuss

177 Tchefuncte Drive

Covington LA 70433-4925

schleuss@bellsouth.net

Henry Pelt

2001 East Powhattan

Tampa, FL 33610

hs.pelt@gmail.com

**Dear Homeowners, March 31, 2017**

Enclosed, you will find your 2017 Invoice and/or Statement, Minutes from the October’s Homeowner’s Meeting, and Minutes from 2016 Board Meetings. Please check your bill closely. Call or e-mail me if there are any problems, and I will be glad to check your account. **If you had a previous balance you will have an invoice for this year and a statement; please pay the amount indicated on the statement.** It is important that arrangements be made for any accounts in arrears. Please take care of your obligation for your homeowner fees, and pay in a timely manner.

Please remit payments to:

ElShaddai Homeowners Association

100 Rhododendron Dr.

Topton, NC 28781

If you are in the area please stop by, I would love to meet you. Also, be sure to put October 14, 2017 on your calendar for our next homeowners meeting. It will be held at the home of Cookie Godsey. We will have a pot luck brunch at 10:00 AM with the meeting following the brunch.

Sincerely,

Cookie Godsey

Treasurer

***Website:*** [***http://www.myelshaddai.org***](http://www.myelshaddai.org) ***Face Book: El Shaddai Homeowners***

 **General Meeting**

***Mount Shaddai Board Members***

Denise Dowling, President

3162 Shoreline Drive

Clearwater, FL 33760

727-420-5012

Denise@dowlinggraphocs.com

Tom McLean, Vice President

 663 Buck Trail

 Hoschton, GA 30548

404-431-1016

tommcleanus@yahoo.com

Anita Vick, Treasurer

702 Rhododendron Drive

Topton NC 28781

 828-321-0083

Avick131@gmail.com

Cookie Godsey, Secretary

36 Maplewood Drive

Topton, NC 28781

828-321-4249

godseyjs@gmail.com

Richard Dittman

15227 North 13th Street

Lutz, FL 33549

Dittman1@gmail.com

Jon Schleuss

177 Tchefuncte Drive

Covington LA 70433-4925

schleuss@bellsouth.net

Henry Pelt

2001 East Powhattan

Tampa, FL 33610

hs.pelt@gmail.com

The 2016 annual meeting was held on October 08, 2016 at the home of Cookie Godsey in the Nantahala Township of Macon County, North Carolina. It was called to order by President Denise Dowling at 11:20 AM.

**Attendance/Proxies**

Cookie Godsey, Secretary reported that we had enough homeowners present and proxies for a quorum.

Assigned as follows:

Present 18

Secretary 14

Other 2

**Total**  34

The notice of the meeting was sent in time for plans to be made to attend the meeting.

 **Approval of Minutes**

Acopy of the minutes were sent with the 2016 billing**.** President Denise Dowling asked if there were any questions concerning the minutes, there being none; she asked if there is a motion to dispense with reading of the minutes.

Tom Mclean made the motion to approve the 2016 minutes. Rick Dittman seconded the motion. The motion passed unanimously.

**Treasurer’s report:**

**Reading and approval of the Financial Reports**

President Denise Dowling advised that everyone should have received copies of the Financial Report when signing in on the attendance sheet. Denise Dowling asked if there were any questions concerning the reports. There being none she asked for a motion to approved the Treasure’s report.

Tom McLean made the motion to approve the 2016 financials, Henry Pelt seconded the motion. The motion passed unanimously.

**Reports by Officers/Managers**

**President report:**

Denise Dowling reported that the past dues continue to be worked and for the most part are the same ones that run behind every year.

 **Roads:**

Tom McLean reported that that the gate issue is in the hands of our attorney to notify El Shaddai I of the resolution. As of now, the gate is gone. He reported the roads are in good shape and Scotty Cope continues to work on the drainage to divert the water in such a way as to protect the roads. Tom McLean asked members to advise family members or renters to respect our roads.

Cookie Godsey passed on to Tom McLean that one of our new owners had told her that the roads are in great shape and he had been on a number of gravel roads when he was looking for a home.

See unfinished business for discussion on installing mirrors on the main road.

**Water:**

Dave Vick reported on our expenses from 2015 versus 2016 after removing the expense of the new replacement pump (10,486.65); the total cost of the water for 2016 was $13,606.32 or $6,907.40 less than 2015 which was $20,513.72.

Leaks/repairs in 2016 were about the same as repairs in 2015. We continue to work on updating the valves to the new style valves. Any old style valves located on the property owner’s side of the delivery system is the homeowner’s responsibly.

Due to the decrease of snowfall and rain in the last couple of years the amount of water being pumped has decreased from 8 gallons per minute to about 4 gallons per minute. Because of this we need to be mindful that it may be necessary to drill another well.

At this point we addressed the fee schedule for 2017. As noted in your meeting packet that was mailed, the Board is recommending raising the water fees $50.00 a year. There has not been an increase in fees since 2008. This should help build our reserves.

Cheryl Schleuss made the motion to raise the water fees, it was seconded by Tom McLean.

Discussion ensued that maybe we need to raise it higher, Cheryl Schleuss thought we should see what happens with raising it only $50.00, and revisit it next year if necessary. Cookie Godsey advised that only those using water or having water rights could vote for the increase.

President Denise Dowling called for the vote. The vote was as follows:

 For 24

 Against 2

All other fees remained the same.

**Unfinished Business:**

Denise Dowling asked if there was any unfinished business.

Kraig Adams reported that he had prices for the mirrors to use in some of the blind spots on the main roads. He has identified about 6 to 8 locations at a cost of $100.00 each. It was suggested that we install a couple this next year and see how it works. Kraig Adams and Jeff Burger will be taking care of this task.

**New Business:**

After receiving and reviewing bids, the board voted to place our record keeping with Bryant Accounting Service. The Service is located in Nantahala.

**General Discussions by Members:**

One of our homeowners has installed a holding tank for use for his renters if we lose water. It is understood the tank will be treated properly. The board will be looking into a hold harmless agreement to ensure that the association will not be responsible should any problems occurring with the use of the water in the tank.

Kraig Adams requested an expense report comparing expenses to the prior year. Cookie Godsey said she would e-mail it to him.

**Setting Time and Place for the 2017 meeting:**

The date for the Homeowners meeting will be October 14, 2017 at home of Cookie Godsey at 11:00 with a brunch prior to the meeting beginning at 10:00.

**Election of Board Members:**

Anita Vick has resigned as a board member. President Denise Dowling thanked Anita for serving on the board. All other board members have agreed to stay on the board. Denise Dowling opened up any other nominations from the floor; we would like this person to serve as Secretary. Cheryl Schleuss nominated Holly Patz and it was seconded by Rick Dittman it was approved by the membership.

Denise Dowling welcomed Holly Patz to the board and asked the board members to stay to have a short meeting.

President Denise Dowling asked for motions to adjourn the meeting.

Rick Dittman made the motion and Jon Schleuss seconded the motion. The vote was taken and the meeting was adjourned at 12:05 PM

Respectively Submitted

Cookie Godsey, Secretary

Mount Shaddai Homeowners Association

**Facebook: El Shaddai Homeowners**

Board Meeting September 6, 2016

Present: Denise Dowling, Cookie Godsey, Tom McLean, Jon Schleuss and Rick Dittman and Henry Pelt was on standby by the phone if any close votes. The meeting was held at the home of Rick Dittman. The meeting was called to order by Denise Dowling at 11:11 AM.

Anita Vick has advised Denise Dowling that she no longer would be serving on the board, she has given the Treasurer information to Cookie Godsey. Denise Dowling asked if everyone else is willing to continue serving; everyone present agreed; Denise will contact Henry. Cookie asked that someone else take over the secretary duties, either someone already on the board or a new person. Jon Schleuss volunteered to approach Holly Patz and/or Karen Burger.

Cookie Godsey and Denise Dowling have discussed finding an accountant for the record keeping for the association. Cookie got bids from two accounting businesses. After reviewing the bids Tom McLean made the motion that we use Bryant Accounting, it was seconded by Jon Schleuss; all were in favor. Cookie will contact Kathy Bryant and make arrangements to turn the information at the end of Fiscal year.

Anita Vick has been maintaining the web site, it was discussed that as far as we know there are not many using it since they get most of the information mailed to them. Jon Schleuss volunteered to look into a cloud to be used for the important information.

The board discussed the gate issue, our attorney has sent El Shaddai a letter outlining how we wish to handle the situation. Leaving the gate down and go back charging a usage charge. Rick Dittman made a motion that effective with 2017 fees we would re- bill the El Shaddai I homeowners that use the road, and that we will begin billing Coxon (it was determined he has one lot in our association) the full road fee. Tom McLean seconded it. All present were in favor.

Cookie Godsey distributed the expense reports for Administration, Roads, and Water for review. After reviewing the history and discussing. Tom McLean made the motion that we would recommend raising the water mainteince fee by $50.00 per year; Jon Schleuss seconded the motion. All were in favor.

Past due accounts were reviewed and it seems to be the same ones not paying and some that are behind are making payments. They will continue to be worked.

There was discussion on where For Sale signs are placed. The For Sale signs at the entrance are to be placed by the mail boxes and on the property. This was previously agreed upon.

The meeting was adjourned.

Respectively Submitted

Cookie Godsey

Secretary

Cookie Godsey

Secretary

36 Maplewood Dr

Topton, NC 28781

828-321-4249

Tom McLean Vice President

663 Buck Trail

Hoschton, GA 30548

404-431-1016

Denise Dowling President

14330 58th St. N.

Apt 1218

Clearwater, FL 33760

727-420-5012

***Face Book: El Shaddai Homeowners***

***Mount Shaddai Board Members***

Denise Dowling, President

14330 58th St. N. Apt 1218

Clearwater, FL 33760

727-420-5012

Denise@dowlinggraphocs.com

Tom McLean, Vice President

 663 Buck Trail

 Hoschton, GA 30548

404-431-1016

tommcleanus@yahoo.com

Holly Patz, Secretary

177 Dogwood Dr.

Topton, NC 28781

 828-321-9464

hpatz@yahoo.com

Cookie Godsey, Treasurer

36 Maplewood Drive

Topton, NC 28781

828-321-4249

godseyjs@gmail.com

Richard Dittman

15227 North 13th Street

Lutz, FL 33549

Dittman1@gmail.com

Jon Schleuss

177 Tchefuncte Drive

Covington LA 70433-4925

schleuss@bellsouth.net

Henry Pelt

2001 East Powhattan

Tampa, FL 33610

hs.pelt@gmail.com

Board Meeting October 8, 2016

Present: Denise Dowling, Cookie Godsey, Rick Dittman, Henry Pelt, Tom Mclean, Jon Schleuss, and Holly Patz

The meeting was held immediately after the annual homeowners meeting to confirm elected officers and discuss other outstanding business to be completed prior to our next board meeting.

The following board members agreed to serve as officers:

President Denise Dowling Vice- President Tom Mclean Secretary Holly Patz

Treasurer Cookie Godsey

Assistant Treasurer Holly Patz

The motion was made by Rick Dittman and seconded by Jon Schleuss to accept the above officers. Motion approved.

Dave Vick will continue to handle the water and Tom McLean will continue to handle the roads.

The board also discussed need to have multiple board members authorized to issue checks from the HOA checking account. The President, Secretary, and Treasurer agreed to all be official signers on the checking account and will complete the necessary paperwork with the bank.

Respectively Submitted,

Holly Patz

Secretary