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

***Mount Shaddai Board Members***

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**Board Meeting**  **September 5, 2017**

**Board Members Present:** Denise Dowling, Cookie Godsey, Holly Patz, Tom McLean, Rick Dittman, Henry Pelt

The meeting was called to order at 9:21 am.

Board formally voted on creation of Water Committee to replace the Water Manager role that was vacated in July. Tom McLean made the motion and Henry Pelt seconded the motion with all members in agreement. The water committee would be responsible for monitoring our water system, interfacing with homeowners when water issues arise, point of contact for Miller Well, and researching solutions to resolve water issues and concerns. The Board has approved the following members of the Water Committee (Rick Dittman – Chair, Brian Patz, Richard Vickers, Pat Greany, Mo Neff).

Board formally voted to purchase a tank monitoring system. Tom McLean made the motion and Cookie seconded the motion with all members in agreement. The tank monitor will read the level of the tank three times a day and provide reporting remotely. This will allow continuous monitoring of the tank without having someone climb up to the location of the tank.

**Water:**

*Annual Water report* – only time we have to report to homeowners is when there is a violation. Tier 1: Call anyone on the system immediately; Tier 2: Notify all homeowners on the system within a timely manner; Tier 3: Notify homeowners on an annual basis. We are not required to send out if there are no violations, but we would like to send out in the packet of information to all homeowners who have water rights.

*Marking shut-offs at each home* – most homes have a pcv pipe at the shutoff but not all are marked. Water committee would like to clearly mark these locations at each home with pvc piping and colored flags. Board agreed for marking, but would not like to use colored flags. Existing pvc piping is available and can be used for marking those homes not already marked.

*Winterizing the pump and tank houses* – The pump and tank houses do not have the proper insulation to retain heat during the winter. Water committee has requested to purchase insulation to place at the pump and tank houses to properly insulate. Denise will confirm with Miller Well that there are no concerns with insulating the pump house.

**Treasury:**

*Treasury report* – Remaining balance for 11 months of the year Administrative: $1,588.22; Roads: $6,465.64; Water: ($6,453.67). Projected income would leave us a balance of Administrative: $5,588.22; Roads: $22,465.64; Water: $13,546.33. Have estimated our annual cost for water is $10,000 (well maintenance care, license, electrical bills, testing, chemicals, etc.). This figure does not include if any issues with the pump or leaks. We are currently billing $20,000/year. Our current fee schedule should bring us to the point of being able to save reserve of money for emergency funds and be able to split funds into regular reserves, specific funds for repairs, and reserves for long-term solutions for our water systems. The board is not recommending an increase to the annual dues, but would like to request a one-time fee for water to go into a reserve specifically for long-term solutions for our water system. The amount of the fee would be determined after the water committee has had a chance to make a recommendation.

**Roads:**

*Road improvements for well installation* – Two homeowners have obtained a permit to drill a well on a Whispering Springs lot owned by one of the homeowners to supply water to both of their homes in El Shaddai. Request has been made to make road improvements in order to allow the drilling equipment to access the area to drill the well. The request for the road improvements actually extends onto another homeowner’s property as there is no current road access to the Whispering Springs lot. Tom will contact the requesting homeowner to confirm and request that we have written consent from the owner of the lot in which the road improvements are being requested. In addition, the board is concerned over the use of both the association’s well which is under state inspection and a personal well that would not be subject to the same inspection. Denise will contact Miller well to understand state requirements

*Road Maintenance* – Tom has requested that we move to three gradings a year (Spring, Mid-Summer, Fall) perhaps a fourth if needed from heavy trucks in winter for re-fueling gas tanks. In the winter, the board will maintain a supply of salt for the blacktop but will not maintain any of the gravel roads.

**Administrative:**

*Facebook and Website* - El Shaddai Facebook page was created for social purposes for homeowners, family and friends. In addition, if there are water or road issues, the board will post updates. However, there have been concerns over the last year that the site is being used for commentary and accusations about things going on in the association. If a member of the page is discussing issues that should not be discussed, administrators of the page will block users from further use. The old website is no longer in use, as with software upgrades the site was no longer able to be updated. Instead, a dropbox account will be created and documents such as by-laws, covenants, and meeting minutes can be stored and available to all homeowners. Holly will look into getting this set up. In addition, Holly will look into setting up an email account for the board so that we will not use our personal accounts for board correspondence.

*Packets of information distributed for annual homeowners meeting* – In the October meeting, we will offer homeowners the option to receive the annual packet via email or mailing packets to home. Will include on the proxy that will be mailed to all homeowners with this year’s packet. Electronic delivery of packets will save some time and money for the association.

*Outstanding questions* - The board has reached out to an attorney with a list of questions from the last board meeting in July. The attorney is not available to meet with us until October, so we will be emailing our list of questions in hopes of receiving a response prior to the HOA meeting in October.

Meeting was adjourned at 12:14pm.

Respectively Submitted,

Holly Patz

Secretary