

Mount Shaddai Homeowners Association

Web site: www.myelshaddai.org

Facebook: El Shaddai Owners

General Meeting

The 2014 annual meeting was held on October 11, 2014 at the EMS building in the Nantahala Township of Macon County, North Carolina. It was called to order by President Denise Dowling at 11:04AM.

Attendance/Proxies

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

Assigned as follows:

Present	12
Secretary	12
Total	24

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

Approval of Minutes

Tom Mclean made the motion to approve the 2013 minutes. Jeff Burger seconded the motion. The motion passed unanimously.

Financial reports were made available to the antes when they signed in on their arrival. Denise Dowling asked if anyone had any questions about the reports Tom McLean made the motion to approve the 2014 treasury reports; Karen Burger seconded the motion passed unanimously.

The board approved funds to be moved into reserves to be available if needed to use for those items that fall outside of normal expenses.

Reports by Officers/Managers

President report:

Denise Dowling announced that at yesterday's board meeting the board voted to purchase a shed to house various equipment the association owns. It will be placed on the lot where the pump house is located. It will be rustic and powder coated aluminum. Dave Vick, Anita Vick and Cookie Godsey will be research to find the best possible solution.

Denise Dowling asked if someone would volunteer to take on the supervision of the roads. We have someone that grades, orders gravel, etc.; it will entail handling phone calls and e-mails from homeowners, and contacting Scottie Cope that does the roads now that Randy Shook stepped down. Tom McLean volunteered to handle the roads.

Denise Dowling advised that the gate between our association and El Shaddai I is now locked. This should cut down on road traffic that contributes to tearing up the roads. They have their own entrance; and their President has been notified and agrees with the move.

Roads:

Dave Vick reported that the roads were in good shape, extensive gravel has been put on the roads. We do have two new homes being built, their roads have a base of gravel; new gravel will be put on their road once the homes are built.

We will try to keep the blacktop salted in winter if it is safe to do so; just as a reminder salt cannot be put on icy gravel roads.

Water:

Dave reported that we had a rough year with the water. Water lines were broken by heavy construction trucks and gas delivery trucks. We had to replace the pump for the chemicals, this should help with the iron in the water. He has been going with the plumber to replace faucet valves and gate valves that were identified as needing replacing. This next year they will be replacing more.

Tom McLean made a motion that we be proactive in getting the valves replaced. It was seconded by Jeff Burger and passed by those present.

Jeff Burger reminded everyone that about 3 or 4 years ago we replaced the main pump, pipe to the well and some valves at a cost of about \$30,000.00 since that time we have been building up our reserves to do more work on the system.

Unfinished Business:

Denise Dowling asked if there was any unfinished business. None noted.

New Business:

Cheryl Schleuss has resigned as a board member for personal reasons; however agreed to help when possible. All other board members have agreed to stay on the board. Denise Dowling opened up any other nominations from the floor. Dave Vick nominated Tom McLean and it was seconded by Jeff Burger it was approved by the membership.

General Discussions by Members

Adam Kraig suggested putting in mirrors in the bad traffic areas. He indicated Summit View have some installed and they work well. Adam Kraig agreed to look into how many and the cost. He also suggested enlarging the main entrance. Cookie Godsey advised that our entrance is on Forrest Service land and that we lease the land from them, and they are not inclined to release anymore of the land.

Denise Dowling said we are planning on getting a sign to go over the sign at the entrance that will cover the words "main entrance" with "no outlet", in hopes this will take care of some of the other unnecessary traffic on the roads. Cookie Godsey said she would look into that. When possible have the gas trucks make deliveries by November this will also help the road damage.

Setting Fees for 2014:

The board's recommendation is that the fees remain the same as previous years. Tom McLean made the motion that fees stay the same, Jeff Burger seconded, the motion passed by the membership.

Setting Time and Place for the 2015 meeting:

The time was set at the same as this year with a brunch on October 10, 2015

The meeting was adjourned at 11:59 PM.

Respectively Submitted

Cookie Godsey

Secretary

Denise Dowling
President
316 Shoreline Dr
Clearwater, FL 33760
727-420-5012

Tom McLean
Vice President
63 Buck Trail
Hoschton, GA
30548404-431-1016

Cookie Godsey
Secretary
36 Maplewood Dr
Topton, NC 28781
828-321-4249

Anita Vick
Treasurer
702 Rhododendron Dr
Topton, NC 28781
828-321-0083

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Board Meeting

October 10, 2014

Present: Denise Dowling, Cookie Godsey, Anita Vick, Henry Pelt. Rick Dittman and Roger Mays were on standby by phone.

The meeting was held at the home of Cookie Godsey. The meeting was called to order by Denise Dowling at 2:00 PM.

The homeowners association has acquired equipment, mainly for the roads ie. grader, riding lawn mower, and a salt spreader. There is no room to store items in the well house; a discussion ensued on the type of storage unit we should build. Henry Pelt made the motion that we purchase a pre-built shed and place it on a base of gravel. It was seconded by Anita Vick. Cookie Godsey made the motion to put \$5,000.00 in the road budget, it was seconded by Anita Vick. Dave Vick will be asked to shop around for the storage shed.

Past dues accounts were reviewed and it was decided to turn over those accounts that owe over 1,000.00 will be referred to our legal counsel Ellen Davis to place a judgment on their property. There are a few making payments and trying to catch up and we will continue to work with those property owners. Cookie and Anita will meet with the attorney, after the first of the year.

Cookie Godsey distributed the expense reports for Administration, Roads, and Water for review. The board recommended to keep the fees the same. The motion was made by Henry Pelt to keep the fees the same it was seconded by Anita Vick, motion was approved. Anita Vick made the motion to move the following amounts into the reserve accounts: Legal 4,000.00, Roads 8,000.00, Water 6,000.00 It was seconded by Cookie Godsey motion was approved.

Denise Dowling announced that Cheryl Schleuss resigned from the board and a replacement we will be named. Tom Mclean agreed to be on the board but we will be accepting other nominations from the floor.

Henry Pelt moved that we adjourned, it was seconded by Anita Vick.

Respectively Submitted

Cookie Godsey

Secretary

Denise Dowling
President
316 Shoreline Dr
Clearwater, FL 33760
727-420-5012

Cheryl Schleuss
Vice President
177 Tchefuncte Dr
Covington, LA 70433

Cookie Godsey
Secretary/Treasurer
36 Maplewood Dr
Topton, NC 28781

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Board Meeting

October 11, 2014

Present: Denise Dowling, Cookie Godsey, Anita Vick, Roger Mays, Rick Dittman. Tom Mclean

The meeting was held immediately after the annual homeowners meeting, for the purpose of electing officers and other business that is needed to be taken care before our next board meeting.

The following board members agreed to serve as officers:

President	Denise Dowling
Vice- President	Tom Mclean
Secretary	Cookie Godsey
Treasurer	Anita Vick
Assistant Treasurer	Cookie Godsey and Gloria Mays

The motion was made by Anita Vick and seconded by Henry Pelt to accept the above officers. Motion approved.

The signers on the checking account will be the President, Secretary, Treasurer, and Assistant Treasurers.

Dave Vick will handle the water and will oversee the roads until the first of the year. Tom McLean will handle the roads after January.

Respectively Submitted

Cookie Godsey
Secretary

Denise Dowling
President

316 Shoreline Dr

Clearwater, FL 33760

Tom McLean
Vice President

663 Buck Trail

Hoschton, GA 30548

Cookie Godsey

Secretary

36 Maplewood Dr

Anita Vick

Treasurer

702 Rhododendron Dr
Topton, NC 28781

El Shaddai Water Background

Water Manager: Dave Vick
828-321-0083
avick131@gmail.com

Our water system is owned by the home owners and because of its size it falls under all the regulation that a small city has to follow. Therefore we have a trained well operator that tests the water and sends it to the State Environmental Department to test. We have a well that pumps the water up to the top of the mountain to a 10,000 gallon tank, the water is then gravity feed down the mountain to the homes. We are lucky to live in a rain forest and don't have lawns, so the only watering necessary is hand watering our flowers. It is important to conserve any water that we can since it is a community well.

Because the water flow varies it is a good idea to have a water pressure value regulator set at about 40 to 60 pounds pressure going to your inside pipes. The water should always be turned off to your house in the winter and if you are not going to winterize your home leave the heat on; set at least at 55. Remember the pipes can still break especially if the electricity goes off. It is a good idea to turn off the water to the house the rest of the year also, so if you have a water break only the water in your pipes will flow through the house. Remember to also turn off your hot water heater.

Our system has about 3 miles of pipes so locating a leak takes a while, and then the time it takes to repair so you could be without water for as much as a few days. This causes the water tank to empty and when it is fixed it flushes any sediment from the tank and pipes. It is advisable to keep water on hand for cooking and drinking. You will also need water to flush the toilets. Milk jugs to store this water is easy and can be kept for long periods of time, the water kept in milk jugs for long periods of time should not be used for drinking or cooking unless treated. If the house has been empty for any time at all you should flush your pipes. It is best to use an outside faucet so that un-necessary water does not go to your septic tank. When you turn on your water there may be air in the pipes so you might get some cloudy or bubbles which will soon settle down.

El Shaddai Road Background

Road Manager: Tom McLean

404-431-1016

828-321-5324

The roads in El Shaddai are private roads and maintained by the association. Most of the roads are gravel mountain roads and therefore to keep them in shape they should be driven on differently than paved roads.

You need to maintain a steady slow speed when going up a curve; put your car in low or 4 wheel driven speeding up only digs into the road and causes bumps in the road and mains your tires. Remember the speed limit is 10 MPH.

The roads that *have* homes on them are kept up regularly the other roads *have* a base on them but won't be re-graveled until a home is built. They are drivable; however with no homes on them there will be no drive way to use to turn around, so in most cases you will need to back out.

Since the roads are private roads the state does not snow plow or spread salt. Therefore if you are coming up to the mountains in winter months (remember in the mountains we can get snow in April) you need 4 wheel drive, chains or both. Depending on the snow and ice you may not be able to get down from the mountain for a few days so be sure you have extra food. Once it quits snowing the paved road is lightly plowed by the homeowners and salt is put on the paved road. Salt is never put on the gravel roads as it causes a melt that quickly freezes to ice and makes the roads very mushy.

In emergencies EMS has a 4 wheel drive vehicle that they use, if the vehicle cannot get up the mountain the volunteer fire department will get up to get a patient out even if it is by

foot. Keep this in mind when coming in the winter and you have existing medical problems.