

Mount Shaddai Homeowners Association

Website: <http://www.myelshaddai.org>

Face Book: [El Shaddai Homeowners](#)

Mount Shaddai Board Members

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General Meeting

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

A copy 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 having 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 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, 2016 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