

Mount Shaddai Homeowners Association

FaceBook: [El Shaddai Homeowners](#)

Website: www.myelshaddai.org

MT SHADDAI HOA BOARD MEETING JANUARY 23, 2019

MEMBERS PRESENT ON CALL:

Richard Vickers (RV)

David Vick (DV)

Pat Greany (PG)

Tom McLean (TM)

Jeff Burger (JB)

Jon Schleuss (JS)

(+ Anita Vick and Fair Vickers as Asst. Secretary and Assistant Treasurer)

Not present: Leslie Adams (LA)

Richard Vickers, President, convened the meeting at 7:25 PM

RV said we billed about \$33,000 and collected about \$26,000 during the last year and assumes this fiscal year should be similar. Last year's expenses were about \$23,000. Income exceeded expenses by about \$4,000 last year. Water expenses and administrative costs exceeded income. Road expenses were less the allotment. Projected expenses for the various categories are as follows: Administrative: \$3,500, Roads: \$7,500, Water: \$14,000 TOTAL: \$25,000

TM suggests we add about \$600- \$1,000 to budget for roads to allow for improvements in ditches and water flow above Cookie Godsey's house plus about 4 other regions. He said we wouldn't need to tap the reserves as there's enough surplus in the road budget. He feels that Cookie shouldn't be held responsible for this burden. JS felt this would be appropriate; DV questioned whether this was because of the waterfall Cookie installed a couple of years ago, but TM indicates this is just coincidental and that it's due to having done other road maintenance and ditch flow into a pipe at Cookie's at an increased rate, resulting in erosion. DV questioned whether flow could be diverted into the creek but TM said we can't do that (legally – it would be an infraction). JS contributed historical memory re: water flow above Cookies; TM indicated there's a culvert near Hickory Ridge that is responsible for the problem as it's allowing high volumes of water causing a problem near Cookie's house. RV, for clarification, pointed out that TM's budget should be increased by \$600 for this year to attempt to solve the problem. DV made the point that this cannot be considered a precedent for the HOA having to solve erosion problems due to homeowners' actions on their property. Instead, it's a neighborhood problem rather than a specific homeowner's actions. RV said his understanding is for TM to receive about \$8500 for the road budget for this year to solve this problem. RV is a bit

concerned as we are a getting close to draining our reserves beyond income-based replenishment. DV said

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there is no restriction in the bylaws preventing use of money from one category to allow for needs in other categories. TM said that is true but the money must be paid back to source.

The issue of co-mingling of funds was discussed and TM said it's necessary to repay the source to avoid an infraction. RV said there is a concern about doing this and JS said for now we need to work with what we have, but maybe we could make a change at the annual meeting with the general membership present. TM said moneys allocated for roads must be used for roads according to our attorney, but this doesn't preclude borrowing from another category. RV said we should be able to allocate \$1,000 more for roads than present budget allows. This would still be a viable solution. JS is in agreement with this approach. RV suggests we approve the budget he provided in the suggested budget chart, the result being a net increase in our reserves of about \$1,000. RV also proposes we monitor the budget on a quarterly basis. A motion was made that we approve a \$1,000 increase in the operations budget from \$67,000 to \$68,000 per year. The vote was unanimous in favor of this change. RV feels the reserves should be used for an engineering analysis for installation of auxillary water tanks. PG said we have identified ways to reduce our costs for water testing and repairs of our water system. RV said he will follow up and will acquire an engineering report on design of an auxillary water reservoir system. RV moved that we adjourn the meeting at 8:03.

Respectfully submitted, Pat Greany, Secretary