

**El Shaddai II HOA Board Meeting**  
**April 13, 2021, 6:00 pm**  
**Virtual meeting via Zoom**

**President Richard Vickers called the meeting to order at 6:06 p.m.**

**A. Roll Call**

1. Present:

- a. Richard Vickers, President
- b. Jeff Burger, Treasurer
- c. Leslie Adams, Member-at-Large
- d. Tom McLean
- e. Jon Schluess

2. Absent:

- a. Pat Greany, Secretary/Water Committee
- b. Dave Vick, Member-at-Large

**B. Richard Vickers presented the following topics:**

**1. FONL: Dues are \$625/year for El Shaddai**

- a. Jon: FONL is trying to be aggressive vs. what they can accomplish
- b. Jon: FONL is having an environmental biologist test the lake water 3 times a year
- c. Tom: He questions how much FONL can actually accomplish beside spreading news.
- d. Leslie: Moved to join FONL for one year. Richard: seconded the motion  
Four members voted yes; motion approved. Jon Schluess was selected to be El Shaddai's rep to the group. He promised to get in contact with the group and get things going with the group.

**2. Payment of dues by credit card**

- a. The accountant would need to add the surcharge for credit card payments.
- b. Tom McLean moved to table the discussion until the 2021 Annual Meeting; Jeff Burger seconded the motion. Leslie, Jon and Richard voted in favor and the discussion has been postponed.

**3. Invoice frequency/late fees**

- a. Tom McLean is in favor of setting time limits for payment and adding late fees. Tom moved to have late fees applied in 2022; Leslie seconded the motion. The board voted and approved the motion.
- b. Richard will draft some language and put an announcement on the Facebook page.

**4. Financial Reports**

- a. It was noted that the community is moving more towards a 12-month neighborhood vs. part time residents.
- b. Road maintenance expense is very high.

- c. Tom McLean said we should commit to 1 road grading per month and that we can deal with the curve as needed.
  - d. Richard and Tom agreed that the HOA does not guarantee winter access and are acting informally to keep roads clear.
  - e. It was mentioned that Brian had been plowing during the winter.
- 5. Status of the .org website**
- a. Someone said it was physically located on Anita Vick's computer.
  - b. Kim (Mo's daughter) has volunteered to meet with Anita to see if we can get the website modernized and/or up to the cloud.
  - c. Tom McLean said this didn't make sense at all because Anita cannot be the host of a website.
- 6. Status of Liens – seems simple, statutory liens**
- a. Richard has tried to work with 2 different attorneys and hasn't gotten anywhere.
  - b. Do we want to put liens on these properties? Do we even want to own these properties?
- 7. Water**
- a. Our agreement with NC is that we cannot add any more water connections. The reason they don't allow more connections is that our system was never inspected when it was rebuilt in 1997.
  - b. The pipes at the Letcher's are the right size, but below them the pipes are not to code, so the majority will not pass inspection because the pipe is  $\frac{1}{2}$ " rather than  $\frac{3}{4}$ ".
  - c. 81 Total Lots, 60 lots with water rights and 25 houses; 21 lots with no water rights. If we build another well system, then we might be able to add more lots with water rights.
- 8. Status of mailboxes:** Jon S. Said it was stall again (update: as of July 2021, the cover has been built and the new mailboxes are in)
- 9. Back Road**
- a. Tom McLean: Trying to get Scott to do the work; he will need several truckloads of dirt and will cost as much to get the dirt at the Adams' property as it would be to buy the dirt. (Update: the work had been done by Scotty as of June 2021)

**C. Richard Moved to adjourn; Leslie seconded the motion. Meeting ended at 7:13 pm.**