

El Shaddai Homeowners Association
Annual Meeting
Saturday, October 09, 2021
Nantahala Recreation Park

- I. Meeting was called to order at 11:00 AM by Pres. Richard Vickers
- II. Roll Call was taken.
 - a. Board Members in Attendance:
 - i. Richard Vickers, President & Water Committee Member
 - ii. Tom McLean, Vice President & Roads Committee
 - iii. Melissa Hall, Treasurer
 - iv. Mike Letscher, Chairman Water Committee
 - v. Jeff Burger
 - vi. Kathy Gross for Jennifer Sneed, Secretary, who was absent
 - b. Homeowners in Attendance:
 - i. Jeff Burger
 - ii. Ken Colodne
 - iii. Melissa Hall
 - iv. Jerry Freudenthal
 - v. Rita Freudenthal
 - vi. Sandra Godsey
 - vii. Kathy Gross
 - viii. Jack Kutchmire
 - ix. Anne Kutchmire
 - x. Maria Letscher
 - xi. Mike Letscher
 - xii. Tom McLean
 - xiii. Elmo Neff
 - xiv. Fair Vickers
 - xv. Richard Vickers
- III. Proof of Notice of Annual Meeting was presented by Richard Vickers.
 - a. Notice will be attached to the official record
 - b. Notice was dispersed prior to meeting via:
 - i. USPS- mailed to each resident
 - ii. Posting on the MyElShaddai website
<http://my-elshaddai.com/>
 - iii. Posting on the El Shaddai Facebook page
- IV. Reading & Approval of the 2020 Annual Meeting Notes
 - a. Motion to dispense notes in lieu of reading was approved.
Notes from 2020 Annual Meeting were posted on the website
<http://my-elshaddai.com/>
- V. Reading and Approval of the Financial Report
 - a. Richard Vickers summarized the Financial Report.
 - b. Financial report is posted on the website <http://my-elshaddai.com/> and the El Shaddai Facebook page.

- c. Balance sheets shows a balance of \$110,000.00 in reserve. This is a \$1,000.00 increase from the reserve in 2019.
 - d. HOA did not use funds in the reserve during the 2020-2021 year.
 - e. Based on the Profit & Loss Report, road fees were reported at \$14,000.00 and water fees were reported at \$15,800.00.
 - f. During the 2020–2021-year water fees were increased \$54.00 per lot. In 2020-2021, the HOA spent the equivalent of what was brought in
- VI. President’s Report
- a. Richard Vickers summarized the president’s report
 - i. New members were recognized.
 - ii. Richard commented we have a “community” on the mountain in which residents (full time, seasonal, and week-end occupants) enjoy each other’s company.
 - iii. Kathy Gross asked if there was a map with resident’s names and location on the mountain. Richard stated there was a road map with neighbors on the <http://my-elshaddai.com/> website but that it was not updated. XXXXX resident stated that a map of ownership can be obtained from the Macon County Records Office.
 - iv. Richard stated it would be good to have a Community Directory. Kathy Gross volunteered to put together a Community Directory. Sandra Godsey noted that in previous years someone had given directory information to third parties which caused issues for some residents. Kathy Gross stated that participation in the community would be voluntary, and that third party distribution would not be permissible.
 - v. Volunteers were Recognized by the Board and residents.
 - 1. Brian Patz was recognized for his self-initiated maintenance of the entry (weed eating) and his self-initiated efforts in clearing snow from the roads among other tasks he takes on.
 - 2. Mike Letscher was recognized for self-initiating the mowing and maintenance of the meadow lawn, as well as his efforts in rejuvenating the life of the community John Deer lawnmower.
 - 3. The board awarded both Brian and Mike with a gift card as a small token of appreciation from the community.
 - 4. Beautification Committee was recognized in their efforts with seasonal projects that enhance the entrance of the community and the replacement of the bench in the meadow. Their future aspirations include:
 - a. Plans for the meadow area to include a community gathering space with a potential fire pit and area to be able to project films for movies in the meadow.
 - 5. John Schleuss (previous owner) & Tom McLean were recognized for their efforts in the relocation and reconstruction of the mailboxes. The project entailed moving the mailbox structure, so it is set back from the road, installation of drainage, erection of a covered

structure, and the addition of gravel. It was also noted that Mike & Maria Letscher cleared the brush from the area behind the mailboxes to resurrect the view of the community waterfall.

- vi. Information that was shared concerning the mailboxes:
 - a. Mailboxes are assigned by the US Post Office
 - b. Whispering Springs has two-residents with mailboxes. A determination of Whispering Springs HOA's contribution to the total cost of the project will be determined later.
 - c. Total cost of the mailbox project was \$4,800.00
- vii. Significant increase in road maintenance for 2021 was reported.
- viii. Richard Vickers stated that the main responsibility of the Board of Directors and the HOA was to:
 - a. Keep the water flowing
 - i. Water expenditures increased significantly due to the states mandate and requirement to increase the frequency of testing the well water to twice per week.
 - ii. Richard Vickers stated that we will need to address the necessity for a second well and pump for the mountain in the future.
 - b. Keep the road passable
- ix. Richard Vickers summarized that although our net operating income increased and considerable money was spent, our expenditures did not require us to withdraw from the \$110,000.00 reserve and there is currently a net operating positive balance of \$222.00

VII. Road Maintenance Report

- a. Tom McLean distributed copies of the roads report to members in attendance and reviewed contents.
 - i. Mailbox project was covered by road funds.
 - ii. Tom recognized the efforts of Richard Vickers, Jon Schleuss, and the beautification committee with the mailbox project.
 - iii. In the winter of 2020-2021, the roads were hard hit which is reflected in the financial report.
 - iv. The seasonal snow and rain have had a detrimental effect on all the roads, especially the road from the meadow to the high road.
 - v. A new road material is being used to improve conditions on the roads.
 - vi. It was suggested that there is a need for road rules to be posted and for all users of the roads to maintain the posted 10 mph and to swing wide on the curves.
 - vii. Tom suggested that rules of the road be provided to renters and that owners should consider making them part of their rental agreements.
 - viii. It was suggested that there be reflectors on the right side of the road.
 - ix. There was discussion of the one-way road and the necessity for drivers not to attempt to go up the road. It was stated that there is a posted sign to that manner.

- x. The El Shaddai I gate is reported to be open at this time.
- xi. The winter 2021 forecast is predicted to have a lot of snowfall and inclement weather.
- xii. A surplus of chad gravel is stored at the meadow for use during the winter.
- xiii. When needed, Scotty Cope will be notified by Tom McLean to address issues concerning the roads and winter conditions. Scotty is prepared to crunch up ice on the roads.
- xiv. There was discussion of tree maintenance along the upper road from the s-curve upward to Ridgetop and Hemlock as little sun reaches the road which exacerbates the icy condition of the road.
- xv. Tom McLean reported that the sun does not get high enough in the sky during the winter to put sun on the road but welcomed any resident to take timed photos of the road during the winter months to confirm.
- xvi. Sandra Godsey expressed concern that addressing the trees that shade the road are on the property of various residents.
- xvii. Tom McLean recommended the use of V-cables in lieu of snow chains to achieve better traction.
- xviii. Tom McLean reported that there is not guaranteed access to the roads as posted. He reports that this is a collective decision based on the cost and liability risk. Kathy Gross stated that as a community we have a responsibility to maintain the roads for all residents and that we are responsible for anyone traveling our roads whether there is a sign or not. A comment was made that this was “lawyer” talk. She stated that residents of the upper mountain are entitled to the same road accessibility as the lower mountain residents as we are a community. It was stated that we talk about being a community, but it appears the safeguards we have in place for roads and water only benefit the homes below the upper road.
- xix. Tom McLean suggested as winter approaches that residents be prepared with several days’ worth of supplies on hand. The report shared that local EMS would do everything possible to reach a resident requiring emergency assistance during iced over road conditions.
- xx. Tom reported that the meadow area is not for parking. The area is reserved for maintenance truck usage in the events required to maintain the pump house. The only exception for parking in the meadow is when road conditions are too hazardous. It was stated that if you have vehicles, trailers, boats etc. that do not fit on your driveway then to leave them home.
- xxi. The Board requests that all contact concerning the roads be directed to Tom McLean or in an emergency if Tom is unable to respond, residents are to contact a member of the board. Only Tom or a member of the board are Authorized to contact Scotty concerning maintenance of the roads.

VIII. Water Systems Report

- a. Report was reviewed by Richard Vickers
 - i. Water fees increased \$54.00 from the previous year

- ii. Expenses increased from \$2,670.00 to \$6,933.00 mostly due to the increased frequency in testing the water to twice weekly.
 - iii. There was a reported decrease in the number of leaks this year.
 - iv. A new sensor was installed; the sensor avoids issues of loss of water for days at a time as it allows the water chairmen to see the amount of water left in the well.
 - v. The HOA is no longer paying Miller for well care.
 - vi. Wilson Well Drilling will be used for all repairs.
 - vii. Residents who have chosen to install water reserve tanks to alleviate brown and cloudy water issues, have been asked to include a fair share valve on their tank.
 - viii. It was stated that when the current pump goes out, it may be a week or more to repair pump and the cost may exceed \$10,000.00
 - ix. The state water report reports that El Shaddai's water is clean but requires the HOA to add chlorine to the water
 - x. Richard Vickers reported that there have been reports of brown water at some residences, but it is believed they mostly resolve themselves.
- IX. General Discussion by Members
 - a. Please refer to the notes from all areas reported, as discussions took place during the presentations of reports in real time.
- X. Fees Set for 2021-2022
 - a. The President stated the fees will remain the same.
- XI. Calendarization of 2022 annual Meeting
 - a. The President reported the meeting takes place the 2nd Saturday in October after the closing of the fiscal year September 30th each year.
 - b. There was no opposition to this date
 - c. The president asked for input on the current venue and residents present agreed the venue at Nantahala Recreational Center was a good venue and amenable to our needs. An attempt will be made to schedule the 2021-2022 meeting at the same location.
- XII. Election of the Board Members
 - a. Fair Vickers thanked the outgoing board members and asked that they be recognized.
 - b. All members of the Board of Directors stated that they agreed to stay.
- XIII. The meeting was adjourned at 12:19 PM