

# Mount Shaddai Homeowners Association

Cookie Godsey, Secretary  
100 Rhododendron Drive  
Aquone, NC 28781  
Phone: 828-321-4249  
Email: [godseyis@gmail.com](mailto:godseyis@gmail.com)

## \*\*\*\*\* 2016 ANNUAL MEETING PROXY FORM \*\*\*\*\*

**PLEASE COMPLETE ONE OF THE THREE SECTIONS OF THIS FORM. SIGN AND DATE THE PROPER SECTION, AND RETURN TO THE SECRETARY AS SOON AS POSSIBLE.**

### SECTION I: I PLAN TO ATTEND THE MEETING.

There will be \_\_\_\_\_ in my group. We will \_\_\_\_\_ Will not \_\_\_\_\_ attend the Potluck Brunch

### SECTION II: I CANNOT ATTEND AND ASSIGN MY PROXY TO THE SECRETARY

I, the undersigned member of Mount Shaddai Homeowner's Association, a North Carolina corporation, do hereby constitute and appoint *Cookie Godsey*, whose address is 36 Maplewood Dr, Aquone, NC 28781, as my attorney and proxy, with full power of substitution, for and on my behalf, to attend the 2016 annual meeting of the members of said corporation to be held at the home of Cookie Godsey located in El Shaddai, on Saturday, October 08, 2016 at 11:00 AM and to act, vote, and execute consents with respect to my membership in the said corporation as fully and to the same extent and effect as I might do myself. I may revoke this proxy at any time.

SIGNED \_\_\_\_\_ DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016

### SECTION III: I CANNOT ATTEND AND ASSIGN MY PROXY AS DESIGNATED BELOW

The undersigned member of Mount Shaddai Homeowner's Association, a North Carolina corporation, do hereby constitute and appoint: NAME: \_\_\_\_\_ ADDRESS \_\_\_\_\_ as my attorney and proxy, with full power of substitution, for and on my behalf, to attend the 2016 annual meeting of the members of said corporation to be held at the home of Cookie Godsey, located in El Shaddai, on Saturday, October 08, 2016 at 11:00 AM. and to act, vote, and execute consents with respect to my membership in the said corporation as fully and to the same extent and effect as I might do myself. I may revoke this proxy at any time.

SIGNED \_\_\_\_\_ DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Denise Dowling, President  
3162 Shoreline Dr.  
Clearwater, FL 33760  
Phone: 727-420-5012  
E-mail: [denise@dowlinggraphics.com](mailto:denise@dowlinggraphics.com)

# Mount Shaddai Homeowners Association

Cookie Godsey, Secretary  
100 Rhododendron Drive  
Aquone, NC 28781  
828-32i-4249  
Email: [godsevisaarnail.com](mailto:godsevisaarnail.com)

## AGENDA 2016 ANNUAL MEETING

October 08, 2016

10:00 AM – Brunch

*Beverages, plates, utensils etc. will be provided.  
Bring your brunch dish, donuts, sweet rolls, etc.  
If you can't bring a dish, come anyway. We will have plenty for all.*

11:00 AM -- General Meeting

- Call to Order
- Roll Call
- Proof of Notice of Meeting
- Reading and Approval of Minutes of 2015 Meeting
- Reading and Approval of Financial Reports
- Officers' Reports

### Unfinished Business

- Report on Road Maintenance Tom Mclean
- Report on Water System- Dave Vick
- Report on Delinquent Accounts- Denise Dowling
- Additional Un-finished Business

### New Business

- **General Discussion by Members**
- Set Fees for 2017 (The board will be recommending an increase in water maintenance in the amount of 50.00 per year).
- Set Time and Place for 2017 Meeting
- Election of Board of Directors
- Adjournment of meeting

Denise Dowling, President  
3162 Shoreline Dr.  
Clearwater, FL 33760  
Phone: 727-420-5012  
E-mail: [denise@dowlinggraphics.com](mailto:denise@dowlinggraphics.com)

## **El Shaddai Road Background**

**Road Manager: Tom Mclean**

**[tommcleanus@yahoo.co](mailto:tommcleanus@yahoo.co)**

**404-431-1016**

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 drive swing wide; speeding up only digs into the road and causes bumps in the road. Remember the speed limit is 10 MPH.***

The roads that *have* homes on them are kept up; 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 as early as October and as late as 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. If possible 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, however if the vehicle cannot get up the mountain the volunteer fire department will make every attempt to get up to get a patient out. Keep this in mind when coming in the winter and you have existing medical problems.

## El Shaddai Water Background

Water Manager: Dave Vick 321-0083

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. Therefore 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 the heat 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. Then 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. Because of the time it takes to repair, 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 the water for the toilet 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 unnecessary water does not go to your septic tank. When you turn on your water there may be air in the pipes and you might get some cloudy or bubbles which will soon settle down.

# Mount Shaddai Homeowners Association

**Face Book:** *El Shaddai Homeowners*

May 19, 2016

Present: Denise Dowling, Cookie Godsey, Anita Vick, Rick Dittman, Jon Schleuss

Absent Tom McLean and Henry Pelt. (A copy of our attorney's e-mail was sent to Tom McLean and Henry Pelt via e-mail.)

The purpose of the meeting was to discuss coming to a compromise concerning the disputed locked gate between El Shaddai II and III and El Shaddai I, potential use of El Shaddai II and III roads by specific parties in El Shaddai I, and egress concerns of El Shaddai II homeowners on El Shaddai I roads/property.

President Denise Dowling called the meeting to order at 10:09 am.

Denise Dowling distributed copies of the proposed settlement sent by our attorney. A copy was also sent to Tom McLean and Henry Pelt via e-mail by Anita Vick.

The initial issue was that owners and renters of El Shaddai I were using El Shaddai II and II roads even if these owners' and renters' properties were not adjacent to El Shaddai II and III boundaries. Their use caused excessive damage to the El Shaddai II and III roads. An existing gate between the two communities was locked to limit such access.

The placement of the gate had been made using an original survey that was done in the early 1980's. El Shaddai I recently got a new survey which shows that the gate is totally placed on El Shaddai I's property. Our attorney reviewed the new survey and concurred that the gate is on El Shaddai I property. Also, one existing home of El Shaddai II must use road access that belongs to El Shaddai I per the new survey.

Our attorney outlined some suggestions for coming to an agreement with El Shaddai I without having to go to court which would be costly to both associations.

An in depth discussion ensued; the result was that we had additional questions to clarify before sending the proposed agreement to El Shaddai I. Denise will contact our attorney for these clarifications. Our attorney will also be dealing with El Shaddai I.

1. Clarify what is considered a renter to the homes of Schuette, Brubaker and when a dwelling is built the Coxon's. (Does this include visiting friends and family when the home owner is not present?)
2. Should a road fee be charged to the Schuette, Brubaker, and Coxon's; or should there be no fees? (In turn the Vick's would have access to their property on El Shaddai I roads at no charge.)
3. Can the gate key be given solely to the Schuette's since they are the only ones who currently would use the gate? (The Board previously contacted EMS and the Fire Department and if they have to use that gate they have bolt cutters and require no key.)
4. Clarify that should workers, deliveries and others need access to the Schuette property through the gate, the Schuete's will need to be present to give them such access or they will use El Shaddai I roads. No one in El Shaddai II or III will be responsible as "gate keeper" for access to El Shaddai I.
5. Clarify what is considered a renter to the homes of Schuette, Brubaker and when a dwelling is built the Coxon's. (Does this include visiting friends and family when the home owner is not present?)
6. Should a road fee be charged to the Schuette, Brubaker, and Coxon's; or should there be no fees? (In turn the Vick's would have access to their property on El Shaddai I roads at no charge.)
7. Can the gate key be given solely to the Schuette's since they are the only ones who currently would use the gate? (The Board previously contacted EMS and the Fire Department and if they have to use that gate they have bolt cutters and require no key.)
8. Clarify that should workers, deliveries and others need access to the Schuette property through the gate, the Schuete's will need to be present to give them such access or they will use El Shaddai I roads. No one in El Shaddai II or III will be responsible as "gate keeper" for access to El Shaddai I.
9. Clarify what is considered a renter to the homes of Schuette, Brubaker and when a dwelling is built the Coxon's. (Does this include visiting friends and family when the home owner is not present?)
10. Should a road fee be charged to the Schuette, Brubaker, and Coxon's; or should there be no fees? (In turn the Vick's would have access to their property on El Shaddai I roads at no charge.)

11. Can the gate key be given solely to the Schuette's since they are the only ones who currently would use the gate? (The Board previously contacted EMS and the Fire Department and if they have to use that gate they have bolt cutters and require no key.)
12. Clarify that should workers, deliveries and others need access to the Schuette property through the gate, the Schuete's will need to be present to give them such access or they will use El Shaddai I roads. No one in El Shaddai II or III will be responsible as "gate keeper" for access to El Shaddai I.

Once these questions are clarified, President Denise Dowling will send the proposed settlement via e-mail to all board members for a vote on accepting the terms.

The motion was made by Rick Dittman and seconded by Jon Schleuss to adjourn the meeting.

Respectively Submitted

Cookie Godsey

Secretary

The motion was made by Rick Dittman and seconded by Jon Schleuss to adjourn the meeting.

Respectively Submitted

Cookie Godsey

Secretary