

Mount Shaddai Homeowner's Association

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Mount Shaddai Board Meeting, January 24, 2009.

The meeting was called to order by President Jeff Burger at 1:00 PM.

Present were: Jeff Burger, Rick Dittman, Cookie Godsey, Pat Greany, Roger Mays, Henry Pelt, Cheryl Schleuss

Cookie distributed reports of past dues and the financial budget reports. She reported that we are doing well with the expenses of both the roads and water due to Roger and Jimmy not charging and doing most of the work their selves.

Roger gave a report on the roads, discussing grading and went over prices he got for re-paving the black top. Roger stressed that homeowners need to educate their family and friends using the cabins on how to drive on the roads.

Jimmy gave a report on the water indicating that things are working well the only leaks were due to pipes busting in houses that did not turn off the water for the winter. He plans to get a new roof on the well house, either by hiring someone to do the work or having the men on the mountain helping.

Old Business:

We discussed the past due accounts and how to handle them in the future. Cookie is to re-work the past due list so we can make calls and send letters. Due to the high cost of having an attorney Jeff is to contact attorney Jones concerning writing us a form collection letter so we can handle placing liens on our own. Cookie is to contact the Clerk of the Circuit court to determine how we handle placing the liens on the property.

Jeff made a motion to file for legal action concerning the combining of lots. The motion was seconded by Pat Greany. A vote was taken to file a court action suit; both Cookie and Roger excused their selves from the vote. The motion passed.

New Business:

Pat is going to check on Collection Agencies and prices for using to do some collections for the home owners.

Roger is going to investigate a new design for the infamous curve. Jeff suggested we look into the information on Geoweb.

Rick is going to check on the possibility of setting a charge when a water leak is caused by a homeowner rather than the homeowners association.

Cheryl is going to work on suggestions to make changes on the by-laws, mainly just cleaning up some information that is incorrect, i.e. reference to developer, meeting place, attorney, etc. She will also look for ideas for updating the covenant.

Cookie is going to work on hand-outs that homeowner can give to visitors about the water and road systems.