

Mount Shaddai Homeowner's Association

Board Meeting

June 11, 2011

Meeting was held at the home of Roger and Gloria Mays.

Present: Jeff, Roger, Cookie, Cheryl, Henry, Denise (by phone)

The meeting was called to order 4:05, by President Jeff Burger.

Budget:

Cookie reported on the financial position of the Homeowners Association. We discussed the remaining balance of the water, road, and administration's actual expenses. The water actually is running in the red for water due to the expenses in 2009 and 2010. We discussed raising the water fee, but tabled it to see if we can work out of it in 2012.

Snow Removal:

We have received requests that the snow be removed from the roads from November to January 1st. It is not the year round homeowners; they understand that with heavy snows and low temperatures they will not be able to get in and out of the subdivision. We had an in-depth discussion on the feasibility of the snow removal, going over the pros and cons. The motion was made by Cookie and seconded by Cheryl to have Jeff, Cheryl, and Cookie do additional research, and that we would poll the board members once the research is done, either by e-mail or phone. Note: After completing the research the board members were polled and the decision was made to post caution signs and association would not plow the roads.

Dead Trees:

Cookie covered the problem we are going to have when the dead Hemlock trees start to fall, blocking the road way. In some cases it may be necessary to pay someone to remove the trees and bill the lot owner. We agreed to discuss the problem at the October meeting, stressing that lot owners should be encouraged to remove any trees on their lot that might fall and block the roadway.

By-Laws:

We reviewed the by-law updates; most of the changes were just to remove references to the developers, etc. Roger made the motion for Cheryl to send the latest updates to Cookie, and Cookie will file at the court house. The changes only cover the by-laws and not the covenant, by-laws can be changed by a board vote, covenant updates require a majority of the homeowners to approve.

Collections:

We went over the homeowners that are past due, Cookie has been able to collect some accounts or at least get them on a payment schedule. Those overdue for the most part are the same old homeowners. Denise volunteered to work the one that are way behind; Cookie will get her the information.

The meeting was adjourned at 5:12 PM.

Jeff Burger
President
5 Lanewood Dr
Greenville, SC 29607
864-982-4664

Roger Mays
Vice-President
601 Rhododendron
Topton, NC 28781

Cookie Godsey
Secretary/Treasurer
36 Maplewood Dr
Topton, NC 28781
828-321-4249

Mount Shaddai Homeowner's Association

Cookie Godsey, Secretary
100 Rhododendron Drive
Aguone, NC 28781
Phone: 828-321-4249
Email: godseyjs@gmail.com

September 30, 2011

NOTICE OF 2011 ANNUAL MEETING

Notice is hereby given, pursuant to the Association by-laws, that the annual meeting of the members shall be held on Saturday, October 15, 2011 at 11:00 AM. The meeting shall be held at the Nantahala EMS building on Junaluska Road, Nantahala Township, Macon County, North Carolina.

We will have a Brunch at 10:00 AM in the EMS building. You are invited to bring a dish and share with all. If you cannot bring a dish, come anyway. We are sure to have plenty. Please call me at 828/321-4249 for more information on the potluck.

The following items are enclosed for your review:

- Return Envelope for Proxy
- Meeting Agenda
- 2011 Proxy Statement
- Directions to the EMS Building
- Copies of Board Minutes
- Road and water background information (share with family and friends using your cabin)

Current financial reports will be distributed and discussed at the meeting.

PLEASE RETURN PROXY PROMPTLY ***** THANK YOU

I hope that you will be able to attend. It is required that we have a quorum present in order to conduct business, by your presence or proxy, if you can't be there please send in your proxy. Your thoughts and comments are always welcome. Please be sure to complete the enclosed attendance/proxy form and return it to me.

Note: If you are not sure that you can attend, please complete a proxy form naming the person of your choice who will attend! You may change your mind and proxy at any time up to the meeting; however, if you are not present and we have no proxy, you have lost your vote! If we don't have a quorum, we can't conduct the meeting! **Remember you can assign your proxy to anyone attending but you must send the signed proxy to the secretary so the proxy count can be prepared prior to the meeting.**

Hope to see you there,

Cookie Godsey, Secretary

Mount Shaddai Homeowner's Association

Cookie Godsey, Secretary/Treasurer
100 Rhododendron Drive
Aquone, NC 28781
828-321-4249
Email: godsevis@gmail.com

Jeff Burger, President
5 Lanewood Drive
Greenville, SC 33634

AGENDA -2010 ANNUAL MEETING **October 15, 2011**

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. Please note the meeting is at an earlier time in order for us to be finished our business earlier so we can enjoy any festivals, craft shows etc., in our beautiful area.

11:00 AM **General Meeting**

Call to Order

Roll Call
Proof of Notice of Meeting
Reading and Approval of Minutes of 2010 Meeting
Reading and Approval of Financial Reports
Officers' Reports

Unfinished Business

Report on Road Maintenance – Roger Mays
Report on Water System- Jimmy Godsey
Report on Delinquent Accounts- Jeff Burger
Additional Un-finished Business

New Business

General Discussion by Members

Set Fees for 2011
Set Time and Place for 2011 Meeting
Election of Board of Directors
Adjournment of meeting

Mount Shaddai Homeowner's Association

Cookie Godsey, Secretary/Treasurer
100 Rhododendron Drive
Aquone, NC 28781

Phone: 828-321-4249
Email: godseyjsz@gmail.com

*** ** 2011 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 Lunch

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 2011 annual meeting of the members of said corporation to be held at the New EMS Building located on Junalaska Road, on Saturday, October 15, 2011 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 _____, 2011

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

I, the undersigned member of Mount Shaddai Homeowner's Association, a North Carolina corporation, do hereby constitute and appoint

NAME: _____ ADDRESS: _____

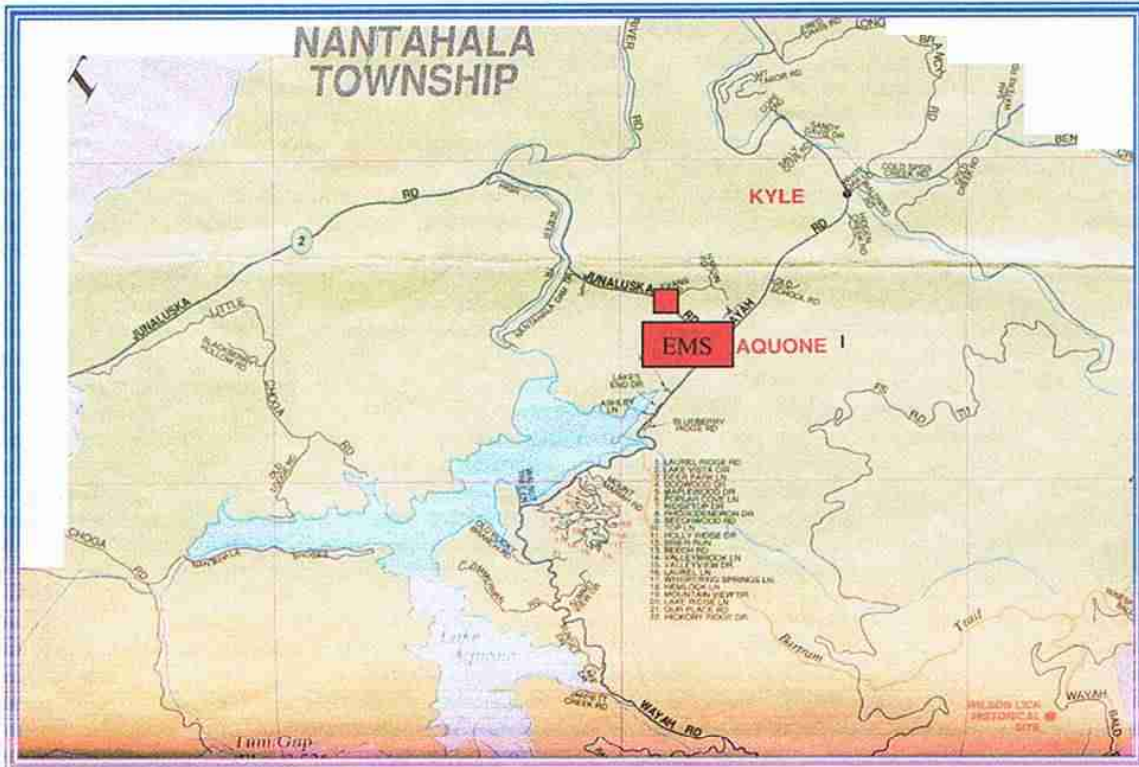
as my attorney and proxy, with full power of substitution, for and on my behalf, to attend the 2011 annual meeting of the members of said corporation to be held at the New EMS Building located on Junalaska Road, on Saturday, October 15, 2011 at 11:00 AM and to act, vote, and execute consents with respect 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 _____, 2011

Jeff Burger, President
5 Lanewood Dr.
Greenville, SC 33634
Phone: 864-382-1664
E-mail: jeffburrger@elshaddai.org

Roger Mays
Vice-President
601 Rhododendron
Aquone, NC 28781
828-321-4219



Directions to the Nantahala EMS Building

From the El Shaddai II/III gate:

Drive on Wayah Road (HWY 1310) with the lake on your left and El Shaddai on the right turn onto Junaluska Rd. (approximately 1 mile)

The EMS building is on your left, park on the gravel parking area. The meeting room is the last door;
sign will be on the door.

IMPORTANT: Do not park in front of the building, garage doors must not be blocked

From Andrews:

Take Junaluska approximately 11.5 miles; the EMS building will be on the right, park on the gravel parking area. The meeting room is the last door;
sign will be on the door.

IMPORTANT: Do not park in front of the building, garage doors must not be blocked

If you have any questions please contact Cookie Godsev, at 828-321-4249

El Shaddai Road Background

Road Manager: Roger Mays
828-321-4219
ladyveys113@aol.com

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; speeding up only digs into the road and causes bumps in the road and spins your tires. Remember the speed limit is 10 MPH.

The roads that have homes on them are kept up regularly 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 in 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. Once it quits snowing if safe the paved road is lightly plowed by a homeowners living on the mountain and 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, if the vehicle can not get up the mountain the volunteer fire department will get up to get a patient out even if it is by foot. Keep this in mind when coming in the winter and you have existing medical problems.

El Shaddai Water Background

Water Manager: Jimmy Godsey
828-321-4249
waterguy12@gmail.com

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, so 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 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, so 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, and then the time it takes to repair so 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 un-necessary water does not go to your septic tank. When you turn on your water there may be air in the pipes so you might get some cloudy or bubbles which will soon settle down.

NEXT PAGES ARE THE HAD OUTS FROM THE HOMEOWNERS MEETING –
OCTOBER 15, 2011

MT SHADDAI HOMEOWNERS ASSOC.
Profit & Loss
 October 2010 through September 2011

	Oct '10 - Sep 11
Ordinary Income/Expense	
Income	
Annual Dues	3,060.00
Administrative Fees	1,740.00
Road Fees	11,659.00
Road Improvement Fee	
Road Maint Fee	13,399.00
Total Road Fees	
Water System Fees	10,443.00
Water Operations Fee	2,691.00
Water Usage Fee	13,134.00
Total Water System Fees	-205.71
Annual Dues - Other	
Total Annual Dues	29,387.29
Assessments	
Assessment to repay Bob Linlger	0.00
Other Assessments	0.00
Total Assessments	0.00
Miscellaneous Income	-201.24
Total Income	29,186.05
Gross Profit	29,186.05
Expense	
Administrative Expense	
Insurance	361.50
Officers Liability Insurance	
Total Insurance	361.50
Miscellaneous	50.00
Office Supplies & Printing Cost	135.77
Postage and Delivery	243.63
Property Taxes	39.12
Administrative Expense - Other	108.92
Total Administrative Expense	938.94

MT SHADDAI HOMEOWNERS ASSOC.
Profit & Loss
 October 2010 through September 2011

Oct '10 - Sep '11

Roads Expense	
Main Road shared with WS	
Front Entrance/Landscaping	137.89
Main-grading/scraping/smoothing	524.01
Main - Gravel	378.48
Main - Other	842.50
Main - Paving	33,153.00
Main - Repair	497.99
Main - Snow Removal	98.06
Main Road shared with WS - Other	-4,033.80
Total Main Road shared with WS	31,598.13
Side Streets & Other	
Side - Repair	452.55
Total Side Streets & Other	452.55
Total Roads Expense	32,050.68
Water Expense	
Water Maintenance & Improvement	
Water Improvements	400.00
Tank House	400.00
Total Water Improvements	800.00
Water Maintenance	
Chemical Pump Repairs	6,582.33
Testing	
Monthly test - Water Operator	1,800.00
Total Testing	1,800.00
Water Insurance - Dam/Liab	361.50
Water Licenses and Permits	270.00
Total Water Maintenance	9,013.83
Total Water Maintenance & Improvement	9,413.83
Water Usage Costs	
Electric	1,959.61
Water Testing - Exp allocation	420.00
Total Water Usage Costs	2,379.61
Total Water Expense	11,793.44
Total Expense	44,783.06
Net Ordinary Income	-15,597.01

8:53 PM
10/14/11
Accrual Basis

**MT SHADDAI HOMEOWNERS ASSOC.
Profit & Loss
October 2010 through September 2011**

	Oct '10 - Sep 11
Other Income/Expense	
Other Expense	-211.24
Other Expenses	-211.24
Total Other Expense	211.24
Net Other Income	
Net Income	<u><u>-15,385.77</u></u>

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Balance Sheet
 As of September 30, 2011

	Sep 30, 11
ASSETS	
Current Assets	
Checking/Savings	25,318.10
Cash - United Community Bank	1,000.00
Legal Reserve	7,420.00
Roads Improvement Reserve	500.00
Water Improvements Reserve	34,238.10
Total Checking/Savings	18,128.60
Accounts Receivable	18,128.60
Accounts Receivable	18,128.60
Total Accounts Receivable	52,366.70
Total Current Assets	40,905.06
Fixed Assets	
Buildings	3,753.34
Water Tank	44,658.40
Well House No. 1	6,000.00
Total Buildings	29,620.00
Land	1,500.00
The Black Forest	37,120.00
The Meadow Well Field	3,500.00
The Reservoir Lot	6,732.20
Total Land	3,500.00
Water System	
Deepened Well No. 1	47,234.00
Island Main	60,966.20
New Tank--Junction Lines	142,744.60
Original Water System	195,111.30
Total Water System	195,111.30
Total Fixed Assets	195,111.30
Total ASSETS	195,111.30
LIABILITIES & EQUITY	
Equity	
Operating Bal Equity	146,654.45
Retained Earnings	63,842.62
Net Income	-15,385.77
Total Equity	195,111.30
TOTAL LIABILITIES & EQUITY	195,111.30

List of Cabins and/or Lots for sale

Gene Davis
10210 Burkhal Rd.
Statesboro, GA 30461
912-764-5686
912-682-8288

Kevin Mohan
5566 Bent Oak Dr.
Sarasota, Fl 34232
2 lots

Timothy Murphy
21096 Ted Rd.
Brooksville, Fl 34601

Diane Nelson
21236 Lake Thomas Rd
Land O'Lakes, Fla 34638
813-3104464

Henry & Sandra Pelt
2001 E Powhattan Ave.
Tampa, Fl 33610
813-238-0113
Cabin: 828-321-4249
74 Hemlock
Aquone, NC 28781