

El Shaddai Homeowners Association
Annual Meeting
Saturday, October 7, 2023
64 Top Lane, Tipton 28781

- I. Meeting was called to order at 10:59 AM by Pres. Richard Vickers
- II. Roll Call was taken by passing a sign-up sheet
 - a. Board Members in Attendance:
 - i. Richard Vickers, President & Water Committee Member
 - ii. Jennifer Sneed, Secretary
 - iii. Tom McLean, Road Committee
 - iv. Mike Letscher, Chairman Water Committee
 - v. Jeff Burger
 - b. Homeowners in Attendance:
 - i. Ed McGinley
 - ii. Dan Brubaker
 - iii. Jerry Freudenthal
 - iv. Mo Neff
 - v. Carol Sifka
 - vi. Carl Sifka
 - vii. Sandra (Cookie) Godsey
 - viii. Jack Kutchmire
 - ix. Anne Kutchmire
 - x. Maria Letscher
 - xi. Brian Patz
 - xii. Holly Patz
 - xiii. Cliff Speicher
 - xiv. Rosanne Giovenco
 - xv. Brian McLoone
- III. Proof of Notice of Annual Meeting was presented by Richard Vickers.
- IV. Reading & Approval of the 2022 Annual Meeting Notes
 - a. Motion to dispense notes in lieu of reading was approved.
- 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. Hard copies were provided at the meeting.

- c. Balance sheets shows a balance of \$111,000.00 in reserve – pretty much broke even this year
 - d. ~\$26,000 in accounts receivable (owed but not paid)
 - i. Discussion: Richard discussed that we have limited options for enforcement
 - e. Income is lower this year
 - f. Admin expenses have dropped some
 - g. Road expenses: \$8700 this year (down from \$15K last year)
 - h. Water: \$13.5 last year, \$15K this year
- VI. President's Report
- a. Richard Vickers summarized the president's report
 - i. Many fine people who do a lot around here. Brian Patz – weedeats, Jerry Freudenthal – decorations, Mike Letscher - water
 - ii. Appreciates the sense of community here
- VII. Old Business
- a. Road Report
 - i. Tom McLean summarized the road report
 - 1. Been too dry to grade
 - 2. Will have an agreement for regular maintenance with Scotty Cope
 - 3. Need a lot of gravel on back road (Lake Ridge)
 - b. Water Report
 - i. Christmas event
 - 1. Faulty GFI caused pump issue, broken pipe
 - ii. Memorial Day event
 - iii. Recent event (9/12/23)
 - 1. 4400 gallons
 - 2. Holly found leak next to her house, Mike shut off valve, but didn't shut off completely
 - 3. Sediment in the tank means we have to flush lines after outage
- VIII. New Business
- a. **Proposal of new well to address water issues.**
 - i. During some times of year, water usage outpaces supply
 - ii. Jennifer asked if a second tank would be helpful, Jerry said this was discussed years ago but it wasn't needed at the time. It would take up someone's property.
 - iii. Last special assessment for water system was in 1997
 - iv. Will probably need a 2nd tank and a 2nd well.
 - v. New tank, building, road would probably cost ~\$70,000 - ~\$100,000
 - vi. New well ~\$40,000 – risk of not finding water – budgeted for 600 ft
 - 1. Would allow faster recovery
 - vii. There is a problem with the sensor to shut off the well when the tank is full
 - viii. Tom motions to drill a well.
 - 1. Mo spent 25 years in fire service – supports water solutions for fire protections
 - 2. Cookie – old tank was for filling firetrucks
 - 3. Jerry – there are 2 tanks in the meadow
 - 4. Mike – is afraid to touch anything because things break every time
 - 5. Cliff – suggests wifi enabled gate valves
 - a. Tom says that Verizon may come here soon

- b. Sensor currently runs of Richard's satellite
- 6. Brian McLoone – what is the cost?
 - a. Proposes adding annual cost to help with sensors
- 7. Cookie would like a breakdown of costs – actual breakdown
 - a. Richard estimates \$40,000 total
 - Quote from Wilson for drilling: \$10,695
 - Pump - \$10,000
 - Piping
- ix. Tom motioned to authorized a \$1000 assessment per lot with water rights for the purpose of installing a new well
 - 1. Jennifer seconded
 - 2. Unanimously approved

IX. Adjournment of meeting Jennifer Sneed motioned to adjourn, Carol 2nd. Meeting adjourned at 12:24 pm