

EL SHADDAI ESTATES II

MT. JOY WEST

HOMEOWNER' MEETING

The annual Homeowner's Meeting of Mt. Joy West was held April 11, 1987. Meeting called to order at 2 p. m. Richard Stover presiding,

Ten members were present with eight proxies returned after notification of meeting was received by each member.

Tomie Stover read the minutes from the last meeting and gave the treasurer report.

The following members were elected to the Board of Directors:

Richard Stover

Tomie Stover

Roger Mays

The following were elected as officers:

President: Ed Smith

Vice President: Ed Smith

Secretary - Treasurer: Lisa Smith

Richard Stover opened the meeting with the discussion about the water system. He explained that an engineer was hired to lay out the system. A well field area has been set aside and turned over to Mt. Joy West and Mt. Shaddai North Homeowner's Associations for the water system, A well has been completed,

Richard explained the layout of the system to the members present stating that each lot will need a pressure regulator valve.

Ed Smith ask after the system is completed if additional wells

Richard stated the lotowners that are putting in this phase of the system would pay for any additional wells , when needed.

Stu Eggert made the following motions:

1. A list of the names of the property owners and the number of lots the are paying for to tap into the system.
2. Payment of the \$775. per lot will assure each lot owner of permanent hook up to the system.
3. It is under stood that all 61 members are assessed for the capital of \$775. per lot.
4. Members that paid for the installation of the permanent pipe in October 1986, that amount will be deducted from the initial cost of \$775., and they will pay the balance due.
5. Payment for the water system as follows: \$400. due 6/15/87
\$375. due 9/1/87
6. All 61 members will contribute any additional capital needed in the future for this system.
7. All 61 lots that are now sold will be (participate) in the system.

Motion seconded by Roger Mays

Motion's passed.

Leo Gendreau made the motion that an expense fund be established as follows: \$6.00 per lot per year payable 4/20/87, then annually 1/1/88., A maintenance fund of \$60.00 per lot per year effective 1/1/88.

Motion seconded by Ed Smith,

Motion passed.

Motions made by Leo Gendreau on tree maintenance as follows:

1. Before any trees are cut on any lot owner's property, the lot owner intending to cut the trees on the second party's lot or lot's must notify the owner or owner's in writing' by certified mail of the intent to selectively cut trees. The lot owner (s) of the property or propèrties whose trees are to be cut has 120 days to respond after written notice is given.
 2. Lot owner's are to meet on said property for the purpose of marking tree's with ribbon
 3. All cut trees and debris must be cleaned up and removed from said lo
- Motion seconded by Roger Mays.

Motion passed.

The next meeting will be held at Ed Smith's house.

Meeting adjourned by Scott Smith. Seconded by Leo Gendreau.

Tomie Stover

Secretary



EL-SHADDAI ESTATES
LAKE NANTAHACA, N.C.

775
x 61

775
4650

47275

EL SHADDAI ESTATES II, III

Dear Member:

The following motions were passed at the annual Homeowner's Meetings.

Water System:

1. All 61 lots must hook into the system.
2. The cost of the system will be \$775. per lot.

Payable as follows: \$400. due 6/15/87

\$375. due 9/1/87.

Expense Fund: \$6.00 per lot due 4/20/87, then \$6.00 per lot
due 1/1 of each year thereafter.

Water Maintenance: \$50.00 per lot due 1/1 of each year.

Please make your checks payable for the expense fund that is due now,
and the water system to, Tomie Stover.

Sincerely,

Tomie

Tomie Stover

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Water system Mtg. 4,4,87

Material Cost - Estimated cost of water system

1	10,000 gal steel water tank		7,500.00
	SET TANK ON foundation		3,000.00
400'	4" DI steel pipe 350 psi		2,200.00 5.50 ft.
2250'	4" pvc pipe 200 psi		5,062.50 2.25 ft.
4400'	3" pvc pipe 200 psi		8,272.00 1.88 ft.
5450'	2 1/2" pvc pipe 200 psi		8,665.50 1.59 ft.
1050'	2" pvc pipe 200 psi		1,470.00 1.40 ft.
3,550'	TOTAL FOOTAGE		36,170.00

Cherokee Eng co DRAW PLANS 2,500.

Porter OWEN Engineer

R-Stover project manager 1,500.

Miller well DRILLING 2,310.

pump & CONTROLS 2,500.

Chlorinator package 1,200.

Fittings and VALVES

46,180.

TAX 4.5%

1054.13

23,425

47,234.13 per lot 774.30

Richard Stover