

Mt. Shaddai Homeowners Meeting:1989

The meeting was called to order by Bob Liniger, Pres. at 1:15pm

Tina Kent, Sec. read the 1988 minutes and they were accepted as presented.

Amanda Shaw, Treas. gave the financial report

Mr. Smith opened discussion on the subject of having an interest bearing account as opposed to the one without interest. A motion was passed to allow the officers of Mt. Shaddai to further look into the possibility of having an interest bearing account. The existing account is still at the bank in Andrews, N C and it has been a very satisfactory arrangement in the past. A motion was made to continue where we presently are until more information by the officers are obtained. A motion was made, 2nd and passed by all.

At this time Amanda Shaw gave a report that there was still 3 outstanding accounts due on the road maintenance from 1988. A motion was made to send a letter to those outstanding accounts and inform them of the articles pertaining to and charges that were pending because of non payment going into the 1989 year. The motion was also made that at the end of two years with non payment of the road maintenance that there would be action taken by placing a lien on the said properties. The motion was 2nd and passed by all present.

OLD BUSINESS:

Richard Stover mentioned that in the 1988 minutes a second well may be need to be drilled. Keith Miller installed the well and there is a existing balance of \$3736.20. This is the entire balance that was left and is now presently due to parties listed in the copies enclosed. Also, Richard Stover discussed with the homeowners that they may need to turn the water system over to Keith Miller as a NC state operator. This would also put him in total charge of the system and any future charges that would ever be incurred. This would not only give Keith Miller full ownership of the now privately owned system but also the ownership of the properties the system is now on. The water system still is subject to approval by NC at this time. There was some alterations made to the system during installation. Richard Stover informed the homeowners that the NC laws concerning water systems are constantly being updated. There may or may not be approval in the systems present condition. Rosemary Hoyle made a suggestion that until the homeowners had more information on the approval of the system from NC

it should not be an issue at this time. The present contract to Keith Miller (maintenance agreement) would include the payments of \$6.00(ea. month) from each lot owner/per lot owned. This payment would be on a monthly basis to Keith and would include payments made by K. Miller on: taxes, insurance and electricity due on the system yearly. Richard Stover believed that Keith Miller would be agreeable to this contract for the 1989 year. Before ever deciding on turning the now privately owned system over to Keith Miller, Rosemary Holye motioned that more information be obtained by Richard to be presented at a later date to the the officers of Mt. Shaddai. The motion 2nd and passed by all.

A motion was made that a breakdown of the treasurer reports on: monies going out on road maintenance as opposed to water system costs. In addition, any up coming agenda/business matters to be discussed at the next homeowners annual meeting would be included in future notices to annual homeowners meetings. The motion was 2nd and passed by all.

The previously fee of \$900.00 for future hook-up to the water system was discussed. There was a motion made by Jim Rhodes that a 10% increase be added to the existing \$900.00 in January 1, 1990. The motion was 2nd and passed by all.

The subject of road being used in Mt Shaddai by El Shaddai #I owners was discussed. Since there is only 3 cabins that would be involved it was motioned that those owners would be allowed to use Mt. Shaddai roads at no expense at this time. The motion was 2nd and passed by all.

The merge of El Shaddai II @ III to Mt. Shaddai in 1988 would costs \$750.00 to be paid in 1989. The motion was made to go ahead and pay this fee. The motion was 2nd and passed by all.

NEW BUSINESS:

The election of 1989 officers of Mt Shaddai are:

President: Bob Liniger
Vice Pres: Jim Rhodes
Treasurer: Roger Mays
Secretary: Bob Liniger

*(Amanda Shaw will be hosting the 1990 homeowners meeting.)