

Mount Shaddai Homeowner's Association, Inc.

Robert G. Liniger, Secretary
210 El-Shaddai II
Aquone, NC 28703

AGENDA - 1995 ANNUAL MEETING

April 22, 1995 -- 2:30 pm

Call to Order

Roll Call

Proof of Notice of Meeting

Approval of Minutes of 1994 Meeting

Officers' Reports

Old Business

Report on Road Maintenance

Report on Water System

Report on Delinquent Accounts

Selection of Attorney

Liability Insurance

New Business

911 Emergency Service Status/Plans

Possible Merger with other Associations

General Discussion by Members

Set Fees for 1995

Election of Board of Directors

Adjournment of meeting

Jim Rhodes
President
107 Floral Drive
Tampa, FL 33612

Elmo Neff
Vice President
688 Paradi Lane
Orlando, FL 32817

Roger Mays
Treasurer
15401 Woodcastle Pl
Tampa, FL 33612

Mount Shaddai Homeowner's Association, Inc.

Robert G. Liniger, Secretary

210 El-Shaddai II

Aquone, NC 28703

April 08, 1995

NOTICE OF 1995 ANNUAL MEETING

Dear Member(s):

Notice is hereby given, pursuant to the Association By-Laws, that the annual meeting of the members shall be held on Saturday, April 22, 1995 at 2:30 PM. The meeting shall be held at the home of Rev. & Mrs. Jim Rhodes, 107 Floral Drive, Tampa FL 33612 (Tel 813/963-1234).

The following items are enclosed for your review:

1995 Proxy Statement
Return Envelope for Proxy
Address/Ownership Change Form
1995 Meeting Agenda
1995 Membership Roster
1994 Financial Report
1994 Annual Meeting Minutes
1993 Annual Meeting Minutes (Approved)
Directions to the Rhodes House

*****PLEASE***IMPORTANT***PLEASE*****

I hope that you will be able to attend for it is important that we have a quorum present in order to conduct business. We have important matters to discuss, and you should know of our plans. Roads, water system and finances are in good shape, and you should know the details. Please be sure to complete the enclosed attendance/proxy form and return it to me by ASAP.

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!

I have enclosed a self-addressed envelope for your convenience.

Sincerely,



Bob Liniger, Secretary

Jim Rhodes
President
107 Floral Drive
Tampa, FL 33612

Elmo Neff
Vice President
688 Paradi Lane
Orlando, FL 32817

Roger Mays
Treasurer
15401 Woodcastle P1
Tampa, FL 33612

Mount Shaddai Homeowner's Association, Inc.

Bob Liniger, Secretary
64 Top Lane
Aquone, NC 28703
704/321-5939

MINUTES -- 1995 ANNUAL MEETING

Call to Order

The meeting, held at the home of Jim & Nancy Rhodes, 107 Floral Drive, Tampa, FL 33612, was called to order by President Jim Rhodes on Saturday, April 22, 1995 at 2:30 PM.

Attendance/Proxies

Voting members representing 8 lots were present and proxies representing an additional 32 lots were received. The combined total of 40 lots constituted a quorum.

Reports by Officers

The minutes for the 1994 meeting were approved, as presented.

All members had received copies of the Treasurer's report for 1994. The report was approved, as presented.

OLD BUSINESS

Road System

The roads were reported to be in good condition and no major problems have been reported.

Additional graveling and grading were completed this Spring.

Water System

No major problems have been reported with the water system since Cherokee Well Drilling has taken over system maintenance. We plan to continue to use this contractor. The fees are covering all routine maintenance and we are slowly building a fund for future enhancements. It has not been necessary to assess the authorized \$40.00 one-time fee, but we may need to as we work toward NC State approval of the system as a community system.

Attorney Status

We have names of three potential new attorneys. It was moved and seconded Bob Liniger check into attorneys and report to the officers.

Delinquent Accounts

We have only two seriously delinquent accounts at this time. We will discuss possible actions with our new attorney.

NEW BUSINESS

911/Emergency Services

It was moved and seconded that Bob Liniger work with the Macon County Emergency Services people to help get 911 service implemented in El-Shaddai.

Liability Insurance

Several members expressed concern that we have no insurance coverage for officers or the association to cover any liability claims that might occur.

Preliminary investigation into insurance revealed the availability of policies covering officers and/or the Association. Both are desirable, but the expenses can be significant.

It was moved and seconded that:

We obtain the most effective insurance available for an annual premium of no more than \$600 to \$700.

The current \$6.00/year Secretarial Fee be renamed to Administrative Fee and increased to \$12.00/year to cover insurance.

Bob Liniger is to follow-up.

Cherokee Well Drilling Agreement

The agreement with Cherokee will be continued, as is. The \$15.00/month paid for lots with a home covers routine system operation. The fees on the remaining lots are covering the non-routine items and will help to fund future requirements.

Combining Mount Shaddai and Whispering Springs Associations

Bob Liniger is to inquire into possible interest by Whispering Springs members. This merge would affect Roads, but not Water. Elmo Neff is to look into the condition of their roads.

Fees for 1996

It was moved and approved that the fees for 1996 remain the same as in 1995, with the possible addition of \$6.00/year to the Administrative Fee to cover insurance premiums. A one-time \$40 water assessment, and a one-time \$20.00 road assessment are still authorized, if needed. There are no immediate plans to collect these one-time fees. These regular fees will be due January 1, 1996.

MOUNT SHADDAI HOME OWNERS ASSOCIATION
FINANCIAL REPORT 1995

<u>BALANCE CARRIED FROM 1994:</u>	\$8,402.26
<u>MONEY COLLECTED FOR 1995:</u>	14,877.01
<u>TOTAL CARRIED & COLLECTED:</u>	<u>\$23,279.27</u>
 <u>TOTAL PAID OUT IN 1995:</u>	 \$13,895.47
 <u>BALANCE AS OF MARCH 1996:</u>	 \$9,383.80