

Mount Shaddai Homeowner's Association, Inc.

Bob Liniger, Secretary
64 Top Lane
Aquone, NC 28781
704/321-5939

Minutes -- 1997 Annual Meeting

Call to Order

The meeting, held at the home of Roger and Gloria Mays, 15401 Woodcastle Place, Tampa, FL 33613, was called to order by President Torrey Johnson on Saturday, April 26, 1997, at 2:30 p.m.

Attendance/Proxies

A total of 14 voting members were present and proxies representing a quorum were received.

Reports by Officers

Chair suggesting dispensing with reading of 1996 minutes. Motion made to dispense by Woody Wagner, 2nd by Jim Rhodes. Motion carried.

Finance report presented by Roger Mays, Treasurer. Motion to approve as read by Jim Rhodes, 2nd Amanda Shaw. Discussion over collections, which were reported to be good, with one serious delinquent account. Motion to approve finance report carried.

Torrey Johnson mentioned that work on roads and water is proceeding well and expressed appreciation for Bob Liniger's work.

Old Business

Road Maintenance

Major emphasis was placed on repair and repaving of the asphalt section, which has been completed. The balance of the road money was spent on Rhododendron Drive and Hemlock Lane.

Whispering Springs may join us in paying on maintenance of common roads.

Water System

Samples taken have determined the water is safe, but with a high acidity content. A total of seven leaks were repaired last summer.

Attorney Status

Attorney Rudy Bata is also serving as Whispering Springs attorney; however, this presents no conflict of interest. No bills has been received from attorney lately.

Liability Insurance

The administrative fee was increased from \$6.00 to \$12.00 per year per lot in 1996 to allow for the purchase of liability insurance. The insurance will be purchased during 1997.

911/Emergency Service Status

The association is currently on the Macon County 911 system. Road signs have been installed on Rhododendron and Hemlock. Torrey Johnson will check on status of road sign installation on the other roads.

New Business

Joint Road Maintenance with Whispering Springs Homeowner's Association (WSHA)

We want to establish an equitable relationship with Whispering Springs. Torrey Johnson and John Kutchmire attended the Whispering Springs homeowners meeting, and reported on a cordial reception.

A total of \$8400 was spent in 1996 for asphalt repaving. We have requested that WSHA pay a \$2000 contribution in 1997 as their fair share of the repaving costs.

Cost Sharing Options

In 1998 and following years, we are requesting that WSHA share main street maintenance costs with us. Our 1996 actual cost was \$4,000 for main street (Rhododendron and Hemlock) maintenance.

Bob Zagers suggested costs be done by households: 71.4 vs. 28.5.

Torrey Johnson suggested meeting with Whispering Springs and coordinating an up front fee. Torrey will follow up on this proposal in 30 days by letter.

We shall propose an ongoing indefinite program payable on 1/1 of each year based on number of completed and occupied houses in each section and percentage based on \$4000 to be adjusted as needed in future years, based on actual costs. Major main road repair is to be negotiated. John Kutchmire feels Whispering Springs will accept this.

Motion made by David Harvey, 2nd by Jim Rhodes.

Discussion: Elmo Neff asked where the \$4000 figure came from. Torrey Johnson and Bob Liniger arrived at this figure using 1996 data. Jim asked for question. Motion carried.

Mr. Wagner stated that \$4000 would not be a fixed fee due to cost going up.

Suggestion made that a representative from Whispering Springs be in on any major repair job on main road. Torrey will confirm in writing. Motion to accept by Woody Wagner, 2nd by Jim Rhodes.

Discussion: Elmo Neff wanted to know if Whispering Springs would get bills for proof. Roger Mays stated they could have copy of annual report but not our books. Motion carried.

Major Road Projects

On any future road repairs to main street, both associations will work as a team and the same percentage applied to total costs. Motion to accept, Jim Rhodes, 2nd John Kutchmire. Motion carried.

Road Maintenance

Torrey Johnson read letter he wrote to Joe Wilson to tell him how much we appreciated his loyal work.

Modification of By Laws

Torrey Johnson asked if by-laws should be modified. Roger Mays suggested quorum number be changed. Jim Rhodes made motion that we considered percentage, 2nd Roger Mays. Woody Wagner suggested asking attorney about legal aspect. Jim Rhodes suggested a committee. Torrey suggested it be looked into and reported on next year.

Impact Fee

A \$200, 1-time fee when house is under construction was discussed. Motion to table by Jim Rhodes.

Water System

Torrey Johnson discussed our engineers report on required water system improvements. We plan to bring the system up to NC State standards in three projects.

Project #1

Well Head -- The new well house is completed and the chemical equipment is being installed. This project will be finished in 1997 using existing funds.

Project #2

Tank system -- Refurbish old tank and purchase new tank to bring total capacity to at least 10,000 gallons. To be completed within 24 months at a cost of \$25,000 to \$30,000.

Project #3

Install pressure reducing valves (PRV's), flush valves and isolation valves. Upgrade piping - to be completed within 60 months, hopefully using regular fees only.

Mr. Harvey asked how many houses could go on this system. The above projects will supply 40 houses. Another tank and well could be installed in the future, if needed.

To Finance: Projects 1 and 3 can be funded with fees. Project 2 will require a special assessment. Chair recommended that all water system members be assessed, and that people with houses pay more.

David Harvey made a motion that homeowners pay \$750 and lot owners \$350, 2nd by Woody Wagner. To be paid from . This amount may be paid in a lump sum now, or may be paid in installments over 12 months for a small monthly billing charge.

Discussion: John Kutchmire asked if system was insurable. System is not insurable but pump may be insured.

Amendment to Motion: When a member builds in the future there will be a \$400 hook up fee for lots with water rights. Motion carried.

Future Water System Members

Some MSHA members do not have water rights (approximately 20 lots). If some of these members want to build and get water rights, they must pay to join. David Harvey stated it had been discussed in the past. Torrey Johnson suggested \$2,000 and \$400 hook up. Jeannie Harvey made motion for \$2,000 and \$400 hook up for water rights. 2nd by Nancy Rhodes. Motion carried.

Discussion: If special water line has to be run, the charge will be \$7.50 per foot up to 200 feet.

Liability insurance and casualty or catastrophe insurance on pump house is to be looked into.

Torrey Johnson brought up that two members from El Shaddai #1 want to hook into our water system. Woody Wagner made motion to table until legal aspect looked into, 2nd Elmo Neff. Motion carried.

1998 Fees

The officers recommended that yearly fees remain the same.

1998 Meeting

The meeting for 1998 will be at John Kutchmire's house on April 18, 1998.

Election of Directors

A motion that the Board of Directors stay the same was made by Gloria Mays, 2nd by David Harvey. All board members agreed to remain on board. Motion carried.

Adjournment

Motion to adjourn by Gloria Mays. Motion carried.

Board Meeting

A board meeting was held after the regular meeting. All officers agreed to remain in office for the coming year.

Meeting Notes

I was not able to attend the meeting, and these minutes are transcribed from the excellent notes taken by Gloria Mays. Thank you for the fine job, Gloria.



Bob Liniger, Secretary
June 26, 1997