

Mount Shaddai Homeowner's Association

Jimmy Godsey, Secretary
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Minutes- 2001 Annual Meeting

The 2001 meeting was held at the Nantahala Community Center in the Nantahala Township of Macon County, North Carolina. It was called to order by President Tom McLean at 1:25 PM.

Tom requested that we have self introductions.

Attendance/Proxies

Secretary Jimmy Godsey reported that we have 21 lots represented and received 21 proxies for a total of 42 lots present.

The proxies were assigned as follows:

Secretary	13
Bob Liniger	3
Elmo Neff	1
David Harvey	3
Chuck Creekmore	1

Approval of the Minutes and Treasury Report

Minutes for the 2000 annual meeting were distributed at the meeting, Cookie Godsey made a motion to dispense with the reading of the minutes; it was seconded by Rita Freudenthal. The motion was passed 42-0.

Treasurer, Bob Liniger distributed the treasury report; copies are included in this packet. Bob stated that we have 4 lot owners that are greatly over due. A discussion of the members took place concerning liens. A motion was made for the homeowners Association to place a lien on any lot that is two years late in the payment of any assignment. The motion was made by Jimmy Godsey and seconded by Elmo Neff. The motion was passed 42-0. Jimmy and Cookie Godsey will be checking with the Macon County Court for the proper forms needed for filing.

Reports by Officers

Treasurer, Bob reported that Whispering Springs Homeowners Association will be giving us \$1,000.00 for road maintenance of Rhododendron Dr.

Secretary, Jimmy Godsey asked for feedback on the newsletter that was mailed last year. After some discussion it was decided that the newsletter be sent out semi-annually members were urged to provide items for the newsletter.

Vice President, Torrey Johnson had no report.

Old Business

Road Maintenance

There were no problems with the road. President, Tom McLean stated our roads are some of the best in the area.

Water System

President Tom McLean reported that we have or will have the best water system in the area. We are still working with the state to upgrade our system. He stated that our system greatly increases the value of our lots and property. He stated that the following six items need to be completed in the next two years:

1. Install the 10,000 gallon water tank
2. Complete the water tank housing
3. Re-work the line from the well field to the tank house
4. Install flush valves
5. Install distribution gages
6. Install meters and cut-off valves

With the new tank we will be able to connect up to 40 lots. To date we have 17 homes connected to the water system. At a later date (5 or 10 years) we may have to drill a new well. A new well can be drilled on our present well site. This may be able to give up to 60 lots that could be connected to the water system.

After a great amount of discussion on the water system, David Harvey made a motion for an assessment of \$265.00 to be used for the above listed six items. This assessment will be assessed only to the lot owners that have water rights. It was seconded by Bill Caldwell and passed 42-0.

New Business

A discussion was held on members of other Homeowners Association connecting to our water system. Some points that were raised were: if we let one or two members of other associations connect would we be required to let other members of that association connect to the system, would we have enough connections for our own members. This discussion was tabled with the board to get additional information.

A motion was made by Elmo Neff to increase the connection fee for El Shaddai homeowners that do not have water rights to \$3,000.00 with a \$ 400.00 connection fee and \$7.00 a foot for any pipe that has to be installed to the lot line. This was seconded by David Harvey and passed 42-0.

A discussion on the roads took place. Torrey Johnson would like to have the old wooden signs removed. Jimmy Godsey stated he would remove all wooden signs that have the new 911 road signs. Bob Liniger asked if anyone sees a problem with roads that they give him call and he will get in touch with Roger Mays or Jim Solesbee.

Jimmy Godsey brought up that there is a lot that is up for sale that does not have a road connected to our roads. Bob Liniger stated the survey indicates that there is a road and the association is responsible to maintain. Jim Solesbee will be working on that problem as time permits.

Setting of Fees

A motion was made by Bill Caldwell to increase the water fee by 48 dollars per year. This was seconded by Torrey Johnson. The motion was passed 42-0.

A motion was made by Cookie Godsey to keep the other fees the same. This was seconded by Bill Caldwell. The motion was passed 42-0.

2002 Meeting

The decision was made to have the 2002 meeting the third week-end of October (Saturday, October 19th) at the Nantahala Community Center. The meeting will be preceded by our Pot Luck lunch.

Election of Directors

The following members were elected as directors:

Jimmy Godsey
Bob Liniger
Tom McLean
Chuck Creekmore
Jerry Freudenthal

Torrey Johnson
Roger Mays
Elmo Neff
Bill Caldwell

There being no further business a motion was made by Carole Creekmore to adjourn the meeting; this was seconded by Torrey Johnson. The motion passed. Meeting was adjourned at 4:02 PM

Respectfully submitted by,

Jimmy Godsey, Secretary

Mount Shaddai Homeowner's Association

Bob Liniger, Treasurer
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June 15, 2001

Dear Member(s):

Enclosed is the 2000 Consumer Confidence Report for our water system. Federal and state regulations require that we notify you annually as to the operation of the system and the quality of the water.

I hope that you will find the information useful and interesting.

Background

Bill Bateman cared for our system from late in 1999 to the end of 2000. He assisted us in bringing our testing up to date and insuring that we met all requirements. Jimmy Godsey and I studied water system operation and NC State requirements via a state approved correspondence course in 2000. I then went to Raleigh to take (and pass) the state exam required for one to become a C-Well certified operator. Our system is a "community system" officially and requires a certified operator. The members approved me as the operator at the 2000 annual meeting, and I started these duties in January 2001.

Current Status

The system has been operating reliably during 2000 with only minor maintenance required. We have had two major leaks in 2001 to date. One leak was in the well casing and required some pipe replacement. The second was in the pump to tank line. Both were repaired promptly. Even though we have had dry weather and increased usage, we have had no problems meeting water demand.

New Tank Project

We have completed grading, have poured the foundation and slab and have laid most of the new 3" pipe required for the new 10,000-gallon tank. We are requesting quotes for the new tank, and hope to have it installed this year. The new tank house will then be erected around the tank. The old 5,000-gallon tank will be disconnected from our drinking water supply, but will be retained for emergency fire service.

Notes

The roads are in good shape.

The annual bills will be sent in July. We will need the collections for road and water work currently in process. Please pay promptly to help finish these projects.

Our 2001 annual meeting will be here in North Carolina in October. Details will be sent to you along with a progress update this summer.

Bob Liniger
Water Project Manager

Tom McLean, President
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Torrey Johnson, Vice President
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