

Shaddai Homeowner's Association

36 Maplewood Drive
Aquone, NC 28781

Phone: 828-321-4249
Email: jsgodsey@webworkz.com

Minutes- 2002 Annual Meeting

The 2002 meeting was held on October 19, 2002 at the Nantahala Community Center in the Nantahala Township of Macon County, North Carolina. It was called to order by President Tom McLean at 1:20 PM.

Attendance/Proxies

Secretary Jimmy Godsey reported that we have 20 lots represented and received 28 proxies for a total of 48 lots present.

The proxies were assigned as follows:

	Lots	Water
Secretary	22	17
Bob Liniger	4	4
Torey Johnson	1	0
Dave Vick	1	1
Sandra Pelt	1	0

Approval of the Minutes and Treasury Report

Minutes for the 2001 annual meeting were mailed and copies were available at the meeting. A motion was made to dispense with the reading of the minutes, and it was seconded. The motion was passed 48-0.

Treasurer, Bob Liniger reported that the 2001 treasury report was mailed out with the notification of the 2002 meeting. A motion was made to dispense with the 2001 treasury report, it was seconded. The motion passed 48-0.

Bob then passed out copies of the Jan-Oct 2002 treasury report. He reported that we have enough money in the water fund to get the new water tank. He will order the new tank within two weeks. There were questions from the floor concerning items reported on the treasury report. A question was asked about what was the expense to Nantahala Talc, Bob stated the expense was for gravel. Another question was asked about Environment 1, this for our water testing that is required by the State of NC.

A motion was made to accept the treasury report and seconded. The motioned passed 48-0.

Bob also reported that we changed our bank account to United Community Bank and that we will not be charged a service charge.

Reports by Officers

Treasurer, Bob Liniger reported on delinquent accounts stating we only have a few lot owners that behind in their dues. After a lengthy discussion it was agreed upon to place lien on those lots that are not working to pay past amounts. The liens will be placed after the first of the year.

Vice President, Torrey Johnson reported that he contacted our attorney Rudy Bata about other homeowners in different associations' connecting to our water system. However Bata did not give him the answer to the question asked.

We had a long and lengthy discussion on letting other Home owners members connect to our water system. Both pros and cons were discussed. There are 1 to 4 requests from others to connect to our water system. This item has been discussed for 4 or 5 years, it was requested that we take a vote on each request. A motion was made to allow the Murphy's (a home owner in Whispering Springs) to connect to our water system. The vote was 13 for and 23 against. The motion was defeated. There was no need to vote on the other 3 request.

Old Business

Road Maintenance

There were no problems with the road at the present. Bob Linger requested that someone else take over the road maintenance duties. Roger Mays volunteered to take over Bob's part of the road maintenance.

Water System

There were no reported problems with the water system.

New Business

Dave Vick asked if it was allowed to build a car port on his property. An out building is allowed as long as it is in rustic style.

It was mentioned that there is a need for new copies of the By-laws and the covenant, as some members do not have a copy. Bob Linger has the copy on his computer and will give Jimmy Godsey a copy which will be mailed out to the members that need them.

Jerry Freudenthal requested that we have a small fee set aside for emergencies. After some discussion this was tabled.

Jimmy Godsey discussed building a barbecue grill in the meadow where the well house is located. He took the old wooden road signs, added a frame and pegs, he has them for sale for \$15.00. If we don't build the grill the money will be donated to the road fund. The membership present was in agreement.

Setting of Fees

A motion was made to keep the fees the same as last year. The motion was seconded and passed 48-0.

2003 Meeting

The decision was made to have the 2003 meeting the third week-end of October (Saturday, October 18, 2003) at the Nantahala Community Center. The meeting will be preceded by our Pot Luck lunch.

Election of Directors

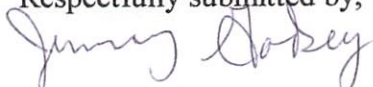
The following members were elected as directors:

Jimmy Godsey
Bob Liniger
Tom McLean
Chuck Creekmore
Jerry Freudenthal

Torrey Johnson
Roger Mays
Elmo Neff
Carol Shanaberger

There being no further business a motion was made to adjourn the meeting; this was seconded by Torrey Johnson. The motion passed. Meeting was adjourned at 3:02 PM

Respectfully submitted by,



Jimmy Godsey, Secretary

Mount Shaddai Homeowner's Association

Jimmy Godsey, Secretary
36 Maplewood Drive
Aquone, NC 28781

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Email: jsgodsey@webworkz.com

Board Minutes- 2002 Annual Meeting

A board meeting was held following the annual meeting at the Nantahala Community Center in the Nantahala Township of Macon County, North Carolina.

Attendance

Jimmy Godsey
Bob Liniger
Elmo Neff
Jerry Freudenthal

Torrey Johnson
Tom McLean
Roger Mays
Carol Shanaburger

Election of Officers

The following officers were elected:

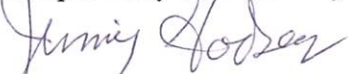
President	Jerry Freudenthal
Vice-President	Torrey Johnson
Secretary	Jimmy Godsey
Treasurer	Bob Liniger

Bob Liniger requested some help on the treasurer duties. It was decided to have an Assistant Treasurer until next year. Carol Shanaburger was elected as Assistant Treasurer with Torrey Johnson as back-up.

The next Directors meeting will be on the 4th of July weekend. Time and date will be set and notices will be mailed out to the directors.

There being no further business the meeting was adjourned.

Respectfully submitted by:


Jimmy Godsey, Secretary

Mount Shaddai Homeowner's Association

Bob Liniger, Treasurer
64 Top Lane
Aquone, NC 28781

Phone: 828/321-5939
Email: liniger@grove.net

September 9, 2002

Dear Member(s):

As you know, the MSHA fees are for a calendar year. Once again, the annual statements are being mailed later in the year instead of in January. The enclosed statement is for calendar 2002.

As you probably noted in the annual meeting minutes, we voted to increase the water maintenance fees to \$10.00 per month (\$120.00 per year). This is the first fee increase in several years and is needed to fund the continuing water system upgrades needed to meet increasingly stringent state and federal standards and to be able to meet future growth. In recognition of the increased value of the system, we increased the buy-in costs for a lot which does not presently have water rights from \$2,000 to \$3,000. Per foot cost for special piping needed to connect a new house to the system has been reduced from \$7.50/foot to \$7.00/foot. All other fees remain the same as in previous years.

We understand that this year's charges are larger than usual. So you may pay in two installments, if you prefer. To do installments, pay ½ now, upon receipt, and the remainder in 30 days. If you cannot pay in full within 30 days, please contact Bob Liniger now to make payment arrangements.

Thanks for your cooperation. Some items of interest follow:

Account Audit

We have once again done a comparison of our records to the Macon County records. Many changes were noted, and I have included notes with the statements where appropriate. PLEASE tell us when you buy, sell or move.

Roads

Jim Solesbee continues doing an excellent job of maintaining our roads with his grader. He is also doing the mowing and landscaping work, and we are looking better than ever. The meadow looks like a real park. If you would like to exercise your green thumb, go down to the meadow and play.

New Home

Elmo and Joan Neff have completed their new house on Maplewood, and it is looking fine.

Water System

The water system continues to meet all state and federal standards, providing high quality water to all. We have made several repairs to the older pipes and plan to upgrade and strengthen the lines whenever we must work on them. The new tank house is ready for tank installation, and the tank will be purchased with funds provided by the 2002 assessment. It should be installed in the fall, after the leaf looking season is over.

The planned water projects are detailed on a separate page. The new assessment and fees will allow us to gradually complete these over the next several years on a prioritized basis.

We sent a water quality report to all members with water rights in July to document our progress, and plan to do this on an annual basis. Let me know if you need a copy.

Bob

Tom McLean, President
633 Buck Trail
Hoschton, GA 30548
Phone 770/921-1294

Torrey Johnson, Vice President
4801 SE 17th Street
Gainesville, FL 32641
Phone 813/371-5989

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2002 Fee Schedule

The Mount Shaddai Homeowner's Association maintains the El-Shaddai II and III roads and water supply using funds paid by the members as annual fees. Every property owner is a member of the association, as specified in the by-laws. Each lot, except for developer's and association lots, has one vote at the annual meeting. The elected officers (unpaid) guide routine operations. **Current fees are:**

Lot with No Water Rights

A lot with no right to connect to the water system is charged:

Road Maintenance Fee	\$97.00
Administrative Fee (Postage, Office Supplies, etc)	\$12.00
Total	\$109.00

Lot With Water Rights

A lot with the right to connect to the water system is charged:

Road Maintenance Fee	\$97.00
Administrative Fee (Postage, Office Supplies, etc)	\$12.00
Water System Maintenance Fee (To keep system operational)	\$120.00
Total	\$229.00

Lot Using Water

A lot with a house using water is charged:

Road Maintenance Fee	\$97.00
Administrative Fee (Postage, Office Supplies, etc)	\$12.00
Water System Maintenance Fee (To keep system operational)	\$120.00
Water Usage Fee	\$108.00
Total	\$337.00

Other Fees

A few special fees have been authorized. They are:

A lot owner with no water rights may request that the lot be allowed connection to the system, or a lot with water rights may be upgraded to one using water. The following one-time fees are charged; thereafter, the lot pays the regular annual fees.

Water Rights Purchase Fee (One Time)	\$3,000.00
Water Connection Fee (One Time)	\$400.00
Special Piping Fee (Per Foot)	\$7.00

If a statement is not paid promptly, a \$2.00 fee per reminder is added on to cover the cost of billing.

If a past due balance remains at the end of a calendar year, a ten (10) percent interest late charge is added.

2002 Special Assessment

A one-time special assessment of \$265.00 was approved for 2002. This assessment applies to each lot with water rights. It will allow completion of the 10,000 gallon tank project and completion of several small projects needed to improve water system reliability.

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