

# Mount Shaddai Homeowners' Association

[www.mylshaddai.org](http://www.mylshaddai.org)

Face book: [www.mylshaddai.org](http://www.mylshaddai.org)  
El Shaddai Homeowners

## Minutes- 2010 Annual Meeting

The 2010 meeting was held on October 16, 2010 at the EMS building in the Nantahala Township of Macon County, North Carolina. It was called to order by President Jeff Burger at 11:05 AM.

### Reports by Officers

#### Roll Call

The meeting was turned over to Cookie for a count of the members present and the number of proxies. They are as follows:

|         |                                     |
|---------|-------------------------------------|
| Present | 19 lots owners represented          |
| Proxies | 16 Proxies are assigned as follows: |
|         | Henry Pelt 2                        |
|         | Jeff Burger 5                       |
|         | Secretary 9                         |

This gives us a total of 35 votes present which is enough for a quorum.

#### Secretary/Treasurer

Since the minutes were mailed to each owner; Jeff asked if any one wanted to make the motion to dispense of the reading of the minutes. Motion was made by Tom Mclean and seconded by Henry Pelt to approve the minutes as written. All those present approved the minutes.

The meeting was then turned over to Cookie to go over the financials. The reports were distributed to those present to review.

Roger and Jimmy and various homeowners did a lot of work on the roads and water which helped to keep operating costs down so that money is available to be moved to the reserves.

We had large expenses for the water system, but since we were able to set up reserve funds for future expenses; we did not have to have any special assessments to complete the work. However we had to transfer \$10,000.00 from the water reserve leaving us with \$500.00 in the water reserve Jimmy will give more details on the water problems in 2009-2010.

We were able to move 7,500.00 into the road reserve giving a balance in the road reserve balance of 23,120.00. This gives us \$28,581.26 in working cash, \$23,120.00 in road reserve, \$500.00 in water reserve, giving us total liquid assets of \$52,201.26.

The uncollected fees are down; we have been able to collect some fees in full and others are paying, trying to catch up.

Jeff then asked for a motion to approve the financial reports, the motion was made by Denise Dowling, and seconded by Rick Dittman; it was approved by the homeowners to accept the financial reports. .

## **Old Business**

### **Water Report:**

Jimmy Godsey gave the water report stating that he was never going to brag about us having an excellent year as reported last year. This past year we had continuing water problems and equipment replacement repairs. Starting in November 2009 the big expense was the pump that had to be replaced. In addition a backwash system was installed; system pipes froze due to the electric being off for 24 hours during a very cold period with temperatures in the single digits.

Once those items were fixed it appeared that we had a large leak, it took hours to find the problem; two rental properties left the outside faucet running a small amount instead of winterizing the houses. Jimmy stressed the importance that people turn the water off at their house anytime they are going to leave it vacant for any time; this is especially important in the winter.

Jimmy recommended that going forward if there is a cost involved to locate a problem that is homeowner caused, that the cost be charged to them. He also suggested that the water be cut off to any homes that are not in good standing and be charged a fee to hook the water back up. This was tabled to new business so there could be more discussion.

We owe a big thanks to Pat Greany for sitting in the cold for hours so the problems could be located and to Mason Moorer for his financial help.

Our water testing is being done by Bill Bateman and all tests are in good shape, we do have one test (Copper test) that was missed a few years ago and we are having to test twice a year until 2011; Bill was able to get them to waive the twice a year testing requirement. A copy of the water status report that Bill provides was sent to those with water rights, if you did not receive one please notify the secretary or water manager.

If you have a home on the mountain be sure that the secretary has emergency numbers. It has been suggested that those that have a home place emergency number information by the door or a front window. This would be helpful if the records are not readily available.

## **Road Report**

Roger reported that the roads are in good shape, he is able to run a little grader over the roads to smooth out spots in between gratings. He has a person on call to handle heavy grading, and the spreading of the gravel. Roger once again reminded that these are mountain roads and cars should be put in low gear and/or 4 wheel drive is a must when there is snow. We keep salt in the cans for the black top; salt should only be used on the black top and then should be spread lightly as it will break down the asphalt if it is put on too thick. Never salt the gravel it causes the ice and snow to melt then freeze back solid. Anyone that has renters in the winter time should be sure to let them know that the cans are not for garbage.

We now have the money to get the blacktop paved and it will be done before the temperature gets low; this should be the end of October. The road will be blocked for about 1 day before it can before it can be open to traffic. We will use the El Shaddai I roads if we have to get in or out. Those on the mountain at the time will be notified as soon as we know when it will be done. We want to thank the Whispering Springs Homeowners for making a donation toward the cost of paving the road.

## **Delinquent Accounts**

Jeff reported that delinquent accounts continue to be slowly collected; we are trying to work out plans for those that are hardship cases. We have been advised that in the state of North Carolina you can foreclose on the property when fees are unpaid; the property then becomes the Association's property. We don't want to do this but in some cases it might be necessary.

## **Additional Un-finished Business**

Everyone was reminded to give anyone visiting the winter month a copy of the road and water guidelines. (Attached is another copy in case yours are misplaced.)

## **New Business**

A discussion was held concerning cutting off water for non payment of fees and charging the cost of repairs that impact the Association due to negligence of the homeowner. The homeowner is always responsible for the repairs from their property line.

Denise made the motion to charge the homeowner for any system repairs that were caused due to neglect of the homeowner; the motion was seconded by Carol. All those present approved the motion.

Tom made the motion to cut the water off at any house that their fees are not in good standing and to charge a \$50.00 fees to reconnect after notice is given; Jimmy seconded the motion. All those present approved the motion.

It was discussed that if the homeowner is not in good standing and they have water rights, these rights would be canceled. When they build and they need to get on the water system the cost would as though they have no rights, at this time that is \$4,000.00. This was tabled until we can look into it further.

## Setting of Fees

Cookie recommended that the administrative fees only be charged once if the homeowner owned more than one piece of property. There are no actual additional administrative fees; if one of the lots is sold the fee would be reinstated. The board recommended leaving the rest of the fees the same for 2011. The motion was made, seconded and approved that road fees and water fees remain the same as 2009. and to charge one administrative fee for those having multiple lots . All those present approved the motion.

## 2009 Meeting

The 2011 meeting will be October 15, 2011 at the EMS building in Nantahala Township of Macon County North Carolina. There will be a Pot Luck Brunch preceding the meeting at 10:00 AM; meeting will be called to order at 11:00 AM.

## Election of Directors

Jeff advised that all directors agreed to stay on the board except for Pat Greany; the floor was opened for nomination of his replacement and any additional nominations from the floor. Rick nominated Denise Dowling; the nomination was seconded by Henry. There being no more nominations form the floor, the nominations were closed. All those present approved.

### The following members were elected as directors:

|               |                |                 |
|---------------|----------------|-----------------|
| Jeff Burger   | Denise Dowling | Cheryl Schleuss |
| Cookie Godsey | Roger Mays     |                 |
| Rick Dittman  | Henry Pelt     |                 |

There being no further business a motion was made and seconded to adjourn the meeting; Jeff Burger adjourned the meeting. A board meeting followed the homeowners meeting for the election of officers.

Respectfully submitted by,

Cookie Godsey, Secretary

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