

Mount El Shaddai Homeowner's Association

Minutes- 2012 Annual Meeting

The 2012 Annual Meeting was held on October 13, 2012 at the EMS building in the Nantahala Township of Macon County, North Carolina. It was called to order by Vice President Roger Mays at 11:00 AM.

Reports by Officers

Roll Call

Cookie Godsey confirmed the number of homeowners presents and the number or proxies.

They are as follows:

Present	15 lots owners represented
Proxies	16 Proxies are assigned as follows:
	Henry Pelt 3
	Secretary 13

With a total of 31 votes present a quorum was met.

Secretary/Treasurer

The minutes were mailed to each owner; Roger Mays asked if anyone wanted to make the motion to dispense of the reading of the minutes. Motion was made by Tom Mclean and seconded by Jimmy Godsey. Motion unanimously approved.

Treasurer Cookie Godsey; distributed and discussed the Financial Reports.

Whispering springs gave the association a check for \$1,200.00 for the maintenance on the main road.

The Association has \$29,262.32 in working cash, \$12,420.00 in road reserve, \$500.00 in water reserve, and \$2,000.00 in the administrative reserve for total liquid assets of \$44,182.32

Roger Mays asked for a motion to approve the financial reports, motion was made by Tom Mclean, and seconded by Denise Dowling. Motion unanimously approved.

Delinquents:

Cookie Godsey and board members continue to work on the delinquent accounts. Some have paid and are caught up and others are paying but slow. Cookie Godsey stated she is more than happy to accept payments until those that are behind are caught up.

Road Report

Roger Mays reported that the roads are in good shape, a load of crusher run on the curve of the main road by the Godsey's and it seems to be holding up real well. Crusher Run has a lot of clay in so it packs down real well. The problem seems to be a combination of things, the grade and people not knowing how to drive on the roads. Be sure friends using your cabin and/or workers going to your cabin are aware of the speed limit and to swing wide at the curves. It was suggested that we get more signs put up indicating speed limit and swinging wide on curves. Cookie Godsey will be ordering the signs.

Water Report:

Jimmy Godsey gave the water report stating we had no leak problems this past year. He stressed the importance of winterizing your house in the winter: leaving the heater on does not help if the power goes off. He also stated during the summer months you should turn your water off to the house if it is going to be empty for a while.

Our water testing is being done by Bill Bateman and all tests are in good shape for drinking, however a realtor for one of our homeowners has reported the association to the state for excessive iron in the water. Although wells can have iron in the water and it is not harmful to drink; since we have been reported we had to buy an iron testing kit and test the water for about 3 months. The tests did show that we had iron in the water testing just over the amount usually acceptable; so it is necessary for us to have a state certified engineer out to see what needs to be done to filter out some of the iron.

Because we used the reserve fund for buying the new pump in 2010, unless the cost is low we will need to do a special assessment to all of those with water rights.

Unfinished Business

The smaller Hemlocks trees are starting to fall and so far we have been able to pull them to one side so the roads are not blocked. However if we have to have someone out to cut the tree so we can have road access the lot owner will be charged.

New Business

Cookie Godsey reported that Cheryl and Jon Schleuss are having a get together at their house for both Whispering Springs and El Shaddai at 5:30 PM.

There being no new business, we moved on to the setting of fees.

Setting of Fees

The board recommends that at this time fees stay the same until the water issue of the water has been resolved. A motion was made by Jimmy Godsey for fees to remain the same and it was seconded by Tom Mclean. A motion made by Denise Dowling to donate \$100.00 each year to EMS for use of their meeting and it was seconded by Jimmy Godsey. The motion was approved.

2013 Meeting

The motion was made by Tom Mclean and seconded by Cheryl Schleuss to have the next meeting October 12, 2013 at 10:00 A.M. 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

Cookie Godsey indicated all directors have agreed to stay on the board; however due to work commitments Jeff Burger has requested to resign from the board if possible. The floor was opened up for nomination for a replacement Board member. Anita Vick was nominated from the floor. The motion was made by Tom Mclean to close the nominations and seconded by Gloria Mays. Motion unanimously approved.

The following members were elected as directors:

Cookie Godsey	Roger Mays	Anita Vick
Rick Dittman	Henry Pelt	
Denise Dowling	Cheryl Schleuss	

There being no further business a motion was made by Jimmy Godsey and seconded by Tom Mclean to adjourn the meeting; Vice President Roger Mays adjourned the meeting. A board meeting followed the homeowners meeting for the election of officers.

Respectfully submitted by,

Cookie Godsey, Secretary

Mount El Shaddai Homeowner's Association

Mount Shaddai Board Meeting, October 13, 2012.

The newly elected 2012/2013 Board of Directors of Mount Shaddai Association met after the homeowners meeting at the EMS meeting room.

Present were: Cookie Godsey, Henry Pelt, Rick Dittman, Cheryl Schleuss, Roger Mays, Denise Dowling, Anita Vick for the purpose of electing officers.

Roger Mays opened the meeting at 12:35

The following officers of the homeowners were elected:

President	Denise Dowling
Vice President	Roger Mays
Secretary/Treasurer	Cookie Godsey
Assistant Treasurers	Gloria Mays, Joyce Whitehouse (not board members but agreed to serve as Assistant Treasurer)

Board meetings will be held on an as needed basis.

The meeting was then adjourned

Submitted by,
Cookie Godsey, Secretary