

Mount Shaddai Homeowners Association

Website: <http://www.myelshaddai.org>

Face Book: [El Shaddai Homeowners](#)

General Meeting

Mount Shaddai Board Members

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The 2017 annual meeting was held on October 14, 2017 at the home of Cookie Godsey in the Nantahala Township of Macon County, North Carolina. It was called to order by Vice President Tom McLean at 11:20 AM.

Attendance/Proxies

Holly Patz, Secretary, reported that we had enough homeowners present and proxies for a quorum.

Assigned as follows:

Present	17
Proxies	32
Total	49

The notice of the meeting was sent in time for plans to be made to attend the meeting.

Approval of Minutes

A copy of the minutes were sent with the 2016 billing. Vice President Tom McLean asked if there were any questions concerning the minutes, and if there is a motion to dispense with reading of the minutes. Gloria Mays indicated that they never received a copy of the meeting and asked that the minutes be read. Secretary Holly Patz read the 2016 October HOA meeting minutes and provided Gloria with a copy of the minutes for her records.

Tom Mclean made the motion to approve the 2016 minutes. Henry Pelt and Jeff Burger seconded the motion. The motion passed unanimously.

Treasurer's report:

Reading and approval of the Financial Reports

Financial Status: Treasurer Cookie Godsey stated we are currently spending more than we have in the past annually due to the Managed Care agreement with Miller Well, however, this agreement should help us to contain costs and not have big expenditures as we have had in the past. David Vick agreed, commenting that we have at least \$6,500 savings just in the chemical testing in the contract. Cookie commented that we have been able to have more money in reserves in the past as volunteers such as Jimmy, Roger, and other board members have completed work for free which reduced the need to pay for others to help.

Delinquent Accounts: The budget is based on fees we collected from the prior year. We are unable to base the budget on what we have billed because not everyone pays. Bob Holden asked what recourse we have if people don't pay. Cookie Godsey responded that we have discussed this with our attorney and per NC laws, we can put a lien on the property after the 1st year but after this, you must start foreclosure proceedings which costs \$3,600 and takes 3-5 years. Also, if the homeowner resides outside of NC, we would have to post the requirements in the state where they live and in NC. No one in the association with a home is behind on payments; only lot owners. Money is recouped when property is sold with exception of bankruptcy.

Balance Sheet: Treasurer Cookie Godsey indicated that the balance sheet was passed out ahead of time and asked if there were any questions. Cheryl Schleuss made a comment that it appears that Kathy Bryant – accounting firm that now takes care of the HOA accounting – has been doing a great job. Cookie agreed that everything has been going well. Fair Vickers requested a copy of the last year over this year comparison P&L statement be made available and Cookie agreed to provide this to her after the meeting. Fair also asked for the Accounts Receivable balance and Cookie reported that this was approximately \$25,000. Fair indicated that has accounting experience and offered her services to the next treasurer if needed.

Roger Mays asked where it was recorded that the grater was sold. Cookie indicated that this would have been under the road fees, and was in the amount of \$150. Bob Holden asked where it was recorded where we charged homeowners to repair water leaks. Holly Patz replied and Cookie Godsey confirmed later in the conversation that the specific leak in question from July was the hourly rate for Miller Well who found the leaks and would not be on the HOA books. Rather, the HOA is billing homeowners for a portion of the bill we received from Miller Well. A discussion ensued about the bill, leak in question, and possibility that the Holden's house did not in fact have a leak discovered by Miller and should not be charged. We agreed that the water committee would contact Mr. Holden to discuss details and come to a resolution of the bill outside of the HOA meeting. Discussions ensued about water issues in general and were asked to be held until the water report section so that we could focus on financials.

Treasurer Cookie Godsey advised that everyone should have received copies of the Financial Reports when signing in on the attendance sheet and asked if there were any additional questions concerning the reports.

Cheryl Schluess made the motion to approve the 2017 financials, Henry Pelt seconded the motion. David Vick (10 votes with proxies) opposed the motion indicating that he did not approve of moving forward until we had resolved Bob Holden's problem. Tom McLean reiterated that we agreed to have the water committee discuss the bill with Bob Holden after the meeting and that the majority had voted to approve the financials.

Dave Vick requested that the election of board members be held. Secretary Holly Patz indicated that the meeting was following the order as listed in the bylaws. Vice President Tom McLean asked if there was a motion to go against the order listed in the bylaws. No one made a motion, so Tom indicated we would proceed with the order of the meeting.

Reports by Officers/Managers

Roads:

Plowing: The blacktop is plowed and salted during the winter as needed but gravel roads aren't plowed so homeowners need to be prepared for snow. Blacktop is maintained to allow emergency vehicles easier access to the neighborhood. David Vick mentioned that our HOA meeting minutes from 2008 indicated EMS/Fire department told us that if we keep the blacktop maintained we are liable for anything that happens on the road and recommended that we not maintain it at all. Cheryl Schleuss add that she was on the board during this time and clarified that in addition to talking with 3 different EMS, they also spoke with attorneys. Since our bylaws and covenants say that we maintain roads so they are passable, they advised us to place a sign at the bottom of the hill to alert drivers to drive at their own risk and that the roads can be hazardous. The sign

was installed and the board determined this was sufficient to cover the liability of maintaining the blacktop. David Vick inquired about reimbursement of \$150 for his rear bumper that had rusted due to salting the roads prior to hiring Scotty to complete the work. The board members present thought this had been approved and were unsure why this had not been paid out. Jon Schleuss made the motion to correct this and pay Dave \$150 that he was due. Tom McLean seconded the motion and the homeowners voted unanimously to pass this motion.

Grading: We have been grading roads 2 times a year (Fall and Spring). We were able to go longer for grading because of the materials that David Vick discovered that have kept the roads in better shape than ever. scheduled Scotty to come last week in September or first week in October. Road deteriorated faster than we anticipated and so roads were pretty bumpy before Scotty was scheduled to come to complete grading.

Gloria Mays asked how much we pay Scotty to grade the roads. Tom McLean indicated he did not have an exact figure but around \$1,000. David Vick stated that he believes there is a cheaper way to maintain the roads and complete it when needed and not necessarily on a set schedule. David suggested not to grade all side roads when the main road is graded. Tom McLean indicated he had a recent discussion with Scotty and they came to a similar conclusion; to grade the backroads 2 times a year and the main road up to 6 times. The main road would cost \$400 (additional \$200 if water is needed). In addition, Tom stated that grading is normally scheduled as Scotty works full-time and is not available on an as-needed basis unless this is an emergency.

David Vick mentioned providing the opportunity to have both Scotty Cope and Randy Schook bid on the roads. Tom McLean and Jon Schleuss indicated that the last time we spoke with Randy he was not interested in working on our roads as he had given his workload to Scotty and that until today we were not aware of his interest to work for us again. Roger Mays stated that he spoke with Randy recently and that he is available to help us. Roger clarified that Randy and Scotty had worked out that Scotty would do the roads and Randy would do any of the backhoe work. However, Scotty's cousin bought a backhoe and Scotty gave all the work to his cousin instead of Randy. Tom McLean stated that this is fine to have Scotty and Randy bid on jobs but to proceed with caution as there are very few people to provide services and we don't want to burn any bridges and be left without anyone available to complete the task.

Ditches: Last year we had work completed on the ditches. There are places where work was unable to be completed due to large rocks and places where the blacktop is starting to crumble from heavy trucks and water damage. We need to figure out if there is a better way to maintain the ditches.

Mirrors: Tom McLean provided an update that Kraig Adams and Jeff Burger (homeowners not on the Board) have made the motion in last year's homeowners meeting and agreed to purchase and install mirrors to help with visibility on the roads. The mirrors have been purchased and installation should be completed by the end of the year (December 2017).

Mailboxes: This past year, we had an issue where one of the mailbox cases was propped up by rocks and mail was not being delivered; homeowners had to drive to PO to pick up their mail. Mo Neff & Roger Mays helped to resolve. Roger spoke with the mail carrier who knew of a used one available and Scotty was able to fix. We are running into the same issue on the other side and Scotty indicated he could fix for \$300-400 (same as mail carrier). The boxes and posts are not sold anymore, but to replace the Boxes cost about \$3,000 each and the posts \$800. We have 4 so approximate cost to replace all would be \$1,200 to replace.

Gates: A few years ago, we installed a gate between El Shaddai I and II as homeowners from El Shaddai I were using our roads and not paying for road maintenance. Members of El Shaddai I reviewed property lines and found that the gate was on their property and removed it. Disagreement ensued about where the gate was located (Forestry land v. El Shaddai I). Reviewed map and the gate was on El Shaddai I property, however

noted that either way – Forestry land or El Shaddai I property, we did not have property rights to install the gate.

Anita Vick asked why El Shaddai I could not pay for road fees like Homeowners in Whispering Springs. Cookie Godsey, Tom McLean and Jon Schleuss responded that Whispering Springs does not have to pay the fees and that we have asked El Shaddai homeowners to do the same and they responded in a letter indicating they will not pay for roads.

Discussion about placing a gate at the entrance of El Shaddai II to review the Pros (law enforcement states secure way to prevent drug related crimes, reduced traffic flow) and Cons (codes would need to be available for renters, UPS/FedEx/USPS, etc. opening this up to various people outside of our community, someone would need to be available 24-7 to field calls when people need to get in, still not secure as El Shaddai I does not lock their gate so access is still available, ongoing maintenance is added cost to homeowners). David Vick suggested that we amend the bylaws to not provide a key or code to owners unless they have a house. Disagreement from group that lot owners would not be able to visit their lots and deemed unfair.

Fair Vickers made a motion that the board spend \$50 on signs to indicate that security cameras were in use and install a fake camera at bottom of hill that flashes to appear to be recording. Jerry Frudenthal seconded the motion and it passed unanimously.

Thanks: Tom McLean thanked Mo Neff for blowing leaves last fall to help maintain the roads and prepare for winter. Tom also thanked Rick Dittman and Brian Patz for cleaning up tree on Lake Vista Circle that fell across the road due to a storm.

Budget: Tom McLean reported that currently, we are receiving about \$14,000 in fees. The fees were set higher in the past because of blacktop repaving, but we are currently only spending about 40% of the fees (\$5,900). If we increase the number of gradings to 6 times a year (2 full and 4 main roads) along with the costs of 4 loads of gravel, landscaping, salt, etc. our cost would be \$8,600 (60%). Tom McLean proposed that we lower road fees by 20% and raise the water fees by this same amount. This change would reduce the fees for members who only pay for roads (mostly lot owners) and would keep fees for members who pay road and water fees cost neutral but allow more reserves to be built up for water needs. Jerry Frudenthal indicated that he would like to see the road fee stay the same so that when future needs for road work need to be completed we have the funds already available.

Tom McLean asked for approval of the Road Report. Jon Schleuss made the motion to accept the report and Jeff Burger seconded the motion. Motion was passed unanimously.

Water:

How the water system works: The well is at the bottom of the mountain and pumps water to the top of the mountain to a holding tank where it is stored until it feeds back down to houses. We have a meter to measure the water being pumped from the well house, a way to measure the amount of water being stored in the tank, and a meter to measure the amount of water being distributed to houses. We do have an older system and we were told years ago by the state that we needed a new distribution system (size of pipes and depth they are buried are not up to code). Because we could not afford to replace the entire distribution system, we have an agreement with the state to replace pipes not in compliance as we find them.

Responsibilities: With the Miller Well contract, they are responsible for the well and pump but not responsible once the water leaves the well house. Miller well monitors the amount of water pumped on a monthly basis and recovery rate of the well once a year. In addition, they ensure necessary chemicals are added to the system, complete testing required by the state, and file an annual water report. Our contract with Miller also covers repairs and equipment failures at the well house (like a pump) which we have had problems in the past and typically cost \$10,000 each. We did have to install a new pump before starting our contract, but when

we look at where we are with our finances, we are projecting that our water funds will have a \$10,000 surplus this upcoming year if we don't have a lot of leaks – a lot of this is due to the savings from the contract. Our responsibility is to monitor our water usage, and to locate/repair leaks in our distribution system (if homeowner is not available 3rd party will need to be paid).

July 4th outage: We had electrical issues at the pump house and no water was being pumped. In addition, leaks were discovered (two open faucet valves in houses and long-term leak at stub of a vacant lot). We were in a reactive state and did not realize we were out of water until there was no water left in the tank. The pump had to be fixed to allow water to build up in the tank, and enough water in the tank to be able to look for leaks. In addition, this incident impacted another association – where the board received nasty calls about excessive traffic and lack of privacy of a homeowner in Whispering Springs that lives near our tank house.

During the water outage in July, Water Manager David Vick resigned. Tom McLean thanked David for his service in this role stating he has done a lot of good work; jumped in feet first and did both roads and water when no one was available. Discussion ensued between Tom and David over details of the resignation. Tom McLean thanked Mo Neff, Brian Patz and Rick Dittman for their hours of help over July 4th to find and repair leaks, analyze the issues and monitor functionality.

Tom McLean stated that we experienced continued water outages as when the lines were opened, the water was going to fill a homeowner's holding tank instead of flowing through our lines. Now, we are requesting all homeowners that have a storage tank install a restrictor valve so that this does not happen. Right now, all homeowners with tanks have this installed. Jon Schleuss asked if we could make this a bylaw. Cookie Godsey replied that this was one of the questions we had on the list to ask the attorney, but we couldn't get an appointment until after this meeting.

Currently, the tank is staying full and we are keeping records to be able to look at trends. We have now moved to a proactive position and have installed a new monitoring system which Pat Greaney found. Now we can not only say what is being pumped up, but also what is being distributed to houses. This means we can determine if the leak is going up to the tank versus leaving the tank. The new system will also alert us if the tank is at a certain level. Before, we waited until the water is out or when the Vickers were out of water creating a long-term wait for the water to fill back up.

Water committee: A water committee was formed after the resignation of Water Manager, David Vick. Brian Patz, Mo Neff, Rick Dittman, Richard Vickers and Pat Greaney have been busy installing preventative measures – remote sensor, flagging boxes for easier identification, winterizing pump and tank houses, and anticipate installing more meters and valves. The Water Committee put together the report of their recommendations. A portion of their report was mailed out with the Annual Meeting notice. Tom McLean noted that Rick Dittman (Water Committee Chair at the time) was unable to attend the meeting, but that on his behalf Rick would like to send his apologies to the water committee as he removed three items from the report and did not communicate this to the committee prior to the mailing which caused some tension. Rick indicated to Tom that he felt the items removed (new well, meters at each home, and replumbing the water distribution system) needed further vetting before relaying to all homeowners. Good news is that the money to fund these items is starting to be available.

Henry Pelt noted that if you own a house with a hot tub and need to refill it, please contact the water committee so they are aware of the surge of water being used. Each time the hot tub is filled you are using approximately 300 gallons.

When there are leaks, let the water committee communicate when water is on and when it is OK to start using water. If people are using water when they are still trying to find leaks, it hinders efforts to find leaks.

Wells: Our well seems to be doing fine as opposed to needing a new well. Miller also confirmed that a new well would not help us if we lost water to a leak, but the tank would fill up faster once the problem has been fixed. Now that we can monitor and address issues faster, we should have a shorter water outage time. Cookie Godsey stated that when Miller was talking with us, the process takes about 6 months before they start drilling (state approval, health department, etc.). She has asked Miller how long is the permit is good for and how much it costs to do the paperwork so if we do need a new well this part would already be done. However, we haven't heard anything from them. Tom McLean also added that being competitive with our well business is right but if we drill a second well with someone other than Miller, he may not connect it to our distribution system. We could burn some bridges if we don't go about this carefully.

Tom McLean stated that if Homeowners want to drill their own well, they have every right to do this but it may create more of a problem that it fixes. Drilling a well here is different than it is in Florida where you drill down to a aquifer (pool of water) to draw water. Here, you drill a hole and water comes in from cracks in the rocks to fill the hole. Jonathan Miller shared with us that Granny Squirrel was having water system issues and a lot of homeowners dug their own wells and now no one has water.

Tom McLean asked if there were any additional questions about the water report.

Margert Holden asked if a communication can also be sent out by email when the water is cut off as not everyone used Facebook.

Fair Vickers stated that she would like to help the treasure create a repair and replacement reserve by asset type for next year. This will allow us to show how much of a reserve we have for each asset (well, distribution system, etc.) on a balance sheet so that everyone is comfortable that we have the money when we need it. If we are going to end up with money in reserves for next year, this is a good time to put this in place.

Tom McLean asked for approval of the Water Report. Jeff Burger made the motion to accept the report and Cookie Godsey seconded the motion. Motion was passed unanimously.

Unfinished Business:

Tom McLean then addressed several complaints the board received from homeowners verbally and through social media over the past year.

1. *Board authorized repair to waterline damage during homeowner's driveway renovation and homeowner should have paid for it. Association paid for fixing homeowner's driveway.*
NC Code dictates how deep the pipe should be buried. The pipe was not buried deep enough and so it was the association's responsibility to have it buried deeper. The homeowner did pay for their driveway; the association only paid to have the pipe buried. David Vickers added that the pipe was buried deeper, but they didn't complete it all the way up on the side of the road – the rest is still right below the surface of the ground. Tom stated that we have an agreement with the state that we will fix these pipes as we run into leaks since we can't afford to replace the entire system at once.
2. *We need a new well and the Board did not react to request for new well.*
We did talk about a new well but did not rush into a decision and spend \$30,000 and bill homeowners a special assessment. It turns out now that we do not have an immediate need for a new well. We will eventually need a new well.
3. *Board does not care about homeowners who live on the mountain full-time; Board does not listen.*
We do listen. If you don't see action as quickly as you are expecting this is because we want to think through and vet these actions first. Communication has not been what it should be and the Board will claim their part of poor communication and we need to work on our ability to get information back and forth. Facebook is not good enough; not everyone uses Facebook.
4. *Board shut website down.*

The board did not shut the website down. David Vick stated that Denise shut the website down. Anita Vick stated that Denise told her that the board voted and we don't need the website anymore and no one is using it. Anita stated that she shut it down and then it changed servers and now it is up again. Tom McLean stated that the board has looked into other ways to store documents that is not public and not impacted by servers and changes. We have set up a Dropbox account to house documents that can be accessed by everyone, and we have created a group email for homeowners to be able to contact the board. This way if the board members change, homeowners do not have to know their email addresses and a website does not have to be updated. Jerry Frudenthal also suggested a way to secure the website with a password.

5. *Downhill drivers have the right away.*

Per NC DOT website, uphill drivers have the right of way unless it is unfeasible for the downhill driver to backup.

Communication: David Vick stated that one problem we have is that we don't have the current addresses, phone numbers and email addresses for everyone. Holly Patz indicated that she has started to compile all of this information onto a spreadsheet so we can see what information we are missing and try to fill in the blanks. Holly said that she thinks the other challenge we have different channels of communication; some homeowners do not have access to Facebook, some may prefer a website, others may not even have access to a computer. While we might not have a solution right now, continued conversation needs to occur to develop a multi-channel approach to communicate with homeowners. Jon Schleuss suggested one thing we can do is solicit preferences. Holly Patz indicated that this was listed on the proxy this year and no one completed this section. Jon suggested we continue to ask, perhaps in the bill for next year. Fair Vickers mentioned that we need to distribute to all homeowners who to contact for what.

Requests to Board: Cookie Godsey also wanted to remind everyone that it is volunteers that are running the board; some have full-time jobs, we take vacations, etc. and we are not always able to respond to requests immediately.

Facebook: Gloria Mays indicated there are rumors in Andrews that El Shaddai has problems – coming from potential home buyers. Job Schleuss indicated that we do have realtors on our Facebook page. To remedy this – people need to stop complaining on Facebook. David Vick read a passage from 2013 board meeting minutes that "information concerning the homeowners is found on the site (referring to website). We also post information on Facebook." David feels that this was directing people to put things on Facebook. Tom McLean focused the group back to the handouts where the board clarified what Facebook was for and not for. Facebook is not to be used for the primary means of communication as not all homeowners use it. People may share incorrect information. Some people are being nasty and questioning others integrity, saying people aren't doing their jobs, and it has become an assault weapon by some of the homeowners. Cookie Godsey provided background information on the site and what it should be used for. Cookie developed the site for family and friends of the mountain to share pictures, events, etc. Pat Greany asked a while back if we could post updates about water and roads so he was aware for renters and so the Board began posting this type of information. David Vick asked when it was decided that the site would be taken down. Cookie stated that since she was the owner, she was shutting it down. Jerry Frudenthal added that it had been a good idea but it got out of hand. Tom McLean stated that we may not always all agree, but we should be civil towards each other. If the site continues, it needs to have an appropriate use policy.

Tom McLean asked if there were any additional items for Unfinished Business. As there were none, Cookie Godsey made the motion to accept the report and Fair Vickers seconded the motion. Motion was passed unanimously.

New Business & General Discussions by Members:

Roger Mays asked if the post can be removed from his property that says 'Entering El Shaddai I'. Secretary Holly Patz made a note for the board to follow up about removing this from Roger's property.

Tom McLean suggested to put a sign near Cookie Godsey's house to indicate that Rhododendron goes left. Believes that some of the road degradation is from cars stopping near Cookie's turnout because they don't know which way to go. Then, digging into the gravel when they start again.

Jerry Frudenthal would like to find a way to thank people for volunteering their time (gift certificate). Tom McLean indicated this was a great idea but we need to find the money for it. It was suggested that the new Board review this request.

Dan Whitehouse suggesting having a sub-committee (Jr Board) to meet and address complaints. He made the motion and Fair Vickers modified motion to select 1 person or group of people to manage correspondence or complaints and take them to the correct board member to resolve. Motion was seconded by Jon and passed unanimously.

Tom McLean requested that we alter our bylaws so that proxies must originate and be returned to only the secretary and can't be altered. Our current bylaws indicate you can designate another homeowner on a proxy and that it must be filed with secretary but does not say that it has to originate from secretary. Therefore, we accepted the altered proxies that Dave sent out but do not condone the false information that was provided to obtain the proxies indicating there was not a place to designate an alternative person for your proxy. In the future, with this amendment, someone could send out a letter, but only be able to urge homeowners to complete their proxy form with their name on it. Fair Vickers stated that her understanding is that the Board can change bylaws without approval from the homeowners. Holly Patz commented that this is some of the disconnect where homeowners feel that the board makes decisions without everyone's input so we are having this conversation now to ask everyone here about it. Motion was made by Dan Whitehouse and seconded by Jon Schleuss and passed unanimously.

Anita Vick also recommended a change for bylaws that Board members are elected for a term (and can be re-elected) instead of 'until death' as there were not chances for others to join the Board. Cookie Godsey indicated that we have always have open nominations and Tom McLean stated that we have had more of a problem with trying to get people to stay on the Board. David Vick said he would also like to change the fiscal year to September so that the financials would be available for the meetings. Anita added that the financials should also be sent with the billing so that people understand what they are being billed for. No motions were made with these recommendations and determined that the new Board could address.

Set Fees for 2018: The Board is not recommending an increase to annual dues. Tom McLean recommended that we reduce the road fees by 15-20% (if you only pay for roads your bill would go down) and add this amount to the water fee (if you have both road and water fees your fee would remain the same). Jon Schleuss made the motion that these are good points but that the new Board should asses the fee schedule once this had been properly vetted. Fair Vickers seconded the motion.

Tom McLean asked if we had a motion to keep road and water fees the same. Fair Vickers made the motion and Jeff Burger seconded the motion. The motion passed unanimously.

Setting Time and Place for the 2017 meeting:

Cookie Godsey has been generous to allow us to use her home for meetings over the past few years. However, we are currently seeking a different venue to hold future HOA meetings. Discussed potential venues of EMS

Building, Marina, new Community Center, Schools and Library. Anita Vick volunteered to look into holding the next annual meeting at the Library and David Vick was going to contact the EMS building to inquire about this venue as well. The date for the Homeowners meeting will be October 13, 2018 at 11:00 with a brunch prior to the meeting beginning at 10:00. Jeff Burger made the motion to set the date and Jon Schleuss seconded the motion which passed unanimously.

Election of Board Members:

This year, we received a request for a ballot nomination of the Board of Directors. We have five members who have resigned their position with the Board: Cookie Godsey, Holly Patz, Rick Dittman, Henry Pelt, and Denise Dowling. Jon Schleuss and Tom McLean have agreed to remain on the board. We have received one nomination; David Vick. Holly Patz prepared a list of names from current board members who have agreed to continue to serve, as well as nominations we have received to date. Holly asked if we have any additional nominations to be added to the ballot.

Jeff Burger was nominated by Jon Schleuss and seconded by Henry Pelt

Richard Vickers was nominated by Anita Vick and seconded by Fair Vickers

Pat Greany was nominated by Roger Mays and seconded by Fair Vickers

Gloria Mays was nominated by David Vick and seconded by Anita Vick

Anita Vick was nominated by Roger Mays and seconded by Jerry Frudenthal

Holly Patz explained that she would hand out ballots (by number of votes/proxies each member had) and they were to write in the additional names that were just nominated and place a checkmark next to who you are voting for. You can vote up to 7 people – if you vote for all 8 your ballot will be invalid. The 7 people with the highest number of votes will be your new board. Ballots were all returned to Holly Patz and Rita Frudenthal and Susan Mason volunteered to help count votes.

Holly Patz announced the new board members: Tom McLean, Jon Schleuss, David Vick, Jeff Burger, Richard Vickers, Pat Greaney, and Gloria Mays. Tom McLean welcomed the new members to the Board and asked the Board members to stay to have a short meeting.

Vice President Tom McLean asked for motions to adjourn the meeting.

Cookie Godsey made the motion and Holly Patz seconded the motion and passed unanimously. The meeting was adjourned at 3:15 PM.

Respectively Submitted

Holly Patz, Secretary