

El Shaddai Homeowners Association
Annual Meeting
Saturday, October 12, 2024
Nantahala Community Center

- I. Meeting was called to order at 11:02 AM by Pres. Richard Vickers
 - a. 34th annual meeting, first meeting held in 1990 – Jerry disputes origin
- II. Roll Call was taken by Jennifer Sneed
 - a. Board Members in Attendance:
 - i. Richard Vickers, President & Water Committee Member
 - ii. Jennifer Sneed, Secretary
 - iii. Melissa Hall, Treasurer
 - iv. Mike Letscher, Chairman Water Committee
 - v. Tom McLean
 - b. Homeowners in Attendance:
- III. Proof of Notice of Annual Meeting was presented by Richard Vickers.
- IV. Reading & Approval of the 2023 Annual Meeting Notes
 - a. Motion to dispense notes in lieu of reading was approved.
- V. Reading and Approval of the Financial Report
 - a. Richard Vickers summarized the Financial Report.
 - i. Financial reports are difficult to get, summaries are preliminary and on Facebook
 - ii. \$160,552 in bank (+ \$1,000 from Diane Nelson)
 - iii. Last year was ~\$111,000
 - iv. We have been careful with expenditures this year so we can move forward with the well project
 - b. Financial report is posted on the website <http://my-elshaddai.com/> and the El Shaddai Facebook page. Hard copies were provided at the meeting.

VI. President's report

- a. Richard notes the loss of Cookie Godsey
- b. We have several new people in the HOA – wants to welcome them and get them involved
- c. Required to do lead and copper report for State of NC
- d. Just applied for annual well pump permit to the state
- e. Gave a brief overview of the history of the water system
- f. Richard comments on future of the board. Looking for his replacement.

VII. Unfinished Business

a. **Report on Road Maintenance** –

- i. roads fared well in the storms
- ii. typically can't scrape roads if conditions are too dry, one more broad scraping this year
- iii. asks that you let him know if roads are getting rough, if you see a problem let Tom know

b. **Report on Water System** –

- i. Showed original site plan for well that included plans for a second well
- ii. Community well is highly regulated – originally planned to supplement the current system however, permitting is prohibitive, would cost \$60K just for permit application
- iii. We have a permit from the county that allows to serve up to 14 homes. We currently have 25 wells on the existing system. We will move 10 to 12 of the lower homes to the new system. This should reduce the load on the existing well by ~50%. New system will have 2 pressure tanks, will be water on demand.
- iv. We **cannot** connect the two water systems –
- v. John asks if we can lessen water testing by having less houses on the well
 - 1. Category of adjacent well still requires some testing, but not as much.
 - 2. Existing well is state permitted and therefore continues to require testing.
- vi. Goal for this year is to get the hole in the ground
- vii. Tom gave a little back story – State started regulating HOA the same as a municipality – Large tank gets chlorine and soda ash as needed to comply with testing. Water reports are always good.
- viii. Brice Thompson is an engineer and has volunteered to look over engineering documents when needed.
- ix. Sandra Rushing owns unbuildable lot that includes a portion of the well site, front part of the meadow. They want to donate property to a 501c3. If you know a charitable organization, let Richard know. Richard suggests waiving HOA fees if they will deed over the part of the property we are using.

c. **Set Fees for 2025** – same as last year

d. **Additional Unfinished Business** –

- i. We have an outstanding balance of \$48K in unpaid dues and special assessments.
 - 1. Richard is looking for an attorney to help with putting liens on

property.

2. John and Nancy made phone calls and all were dead ends.
3. Richard suggests only foreclosing on lots that have value, Jerry thinks that might not be legal, we will look into it.

VIII. New Business –

- a. Richard nominates Jerry Freudenthal to replace Jeff Burger on the board, motion is approved.

IX. Next meeting will be October 11, 2025 at 11:00 am – brunch at 10:00 am – Nantahala Community Center

X. Adjournment of meeting Carl Sifka motioned to adjourn, Tom 2nd. Meeting adjourned at 11:54pm

