

Mount Shaddai Homeowner's Association

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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 motion 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 babecue 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