

Mount Shaddai Homeowners' Association

<http://web.tampabay.rr.com/jfreudenthal/ELSHADDAL.html>

October 2005 Homeowners Meeting Minutes

The 2005 meeting was held on October 15, 2005 at the EMS building in the Nantahala Township of Macon County, North Carolina. It was called to order by President Jerry Freudenthal at 1:00 PM.

Reports by Officers:

Tom McLean: Updated us on the tree injection project. The injections are working.

Bob Liniger: Reported that the well has a rust problem. We will need a well inspection to determine the source of the problem. The cost of the inspection is estimated to be \$1,500 for inspection and casing reline, and another \$1,000 to \$1,500 for associated upgrades. For now, homeowners need to run the water until it runs clear. It was suggested that anyone who knows how to open the main valve on their line should do so until the water is clear. Bob also requested that homeowners report sales of their properties to the Treasurer, so that future billings can be sent to the new owners.

Jerry Freudenthal: Thanked everyone who worked to make last year a success. He handed out thank-you certificates and thanked all who had suggestions.

Pat Zagers: The Whispering Springs donation to the road fee was made this year by contracting with Jimmy Solesby to spread gravel over the main road. They will provide the receipts to our Treasurer.

Carol Creekmore: Carol did not deliver a report since she has sold her property, and is no longer a member of the Association. We are sure she is grateful to all of you who assisted her with Secretarial responsibilities.

Carol Shanaberger: Carol thanked those who have helped her in the past. She will get the mailbox project completed as soon as she can. She has been busy recovering from the hurricane damage in Florida.

Other reports:

Old Business

The 2004 minutes were read and approved.

Proxies were counted. Only 9 legal proxies were received. One went to Bob Liniger, five to Tom McLean, one to Bill Hughes, one to Carol Shanaberger, and one to Roger Mays.

The entrance way is almost complete. Thanks to Cookie and Joyce for the landscaping, and thanks to Roger for the new sign.

The water system will be moving into the next phase as soon as the tank building is finished. Painting and insulating are moving slowly, but are progressing.

Whispering Springs has informed us that they are still abiding by their agreement to donate money to maintain the main road.

New Business

Bob Liniger: Bob will be giving up the Treasurer position. Tom McLean, with the help of his wife, will be taking over the position. Bob also suggested that someone volunteer to assess and manage daily issues on the mountain. No decision was made on this matter. Additionally, Bob pointed out that the changes occurring on the mountain will need attention, and will bring on higher demands for better roads and drainage in the future. The Association will have to decide how much money it is willing to pay for these demands.

Jerry Freudenthal: Jerry suggested that we impose an impact fee of \$1,000 on the construction of each new home to off-set significant future costs expected for the roads. The costs are expected to range between \$10,000 and \$20,000. The impact fee was discussed, voted on, and passed for each new home built after January 1, 2006. The fee will automatically increase at a rate of 3% per year. The fee will be allocated 80% to the roads category, and 20% to water.

Jeff Burger: Jeff proposed an assessment fee to fix the rust in the water coming from the well. The fee was voted on and passed. The fee will be \$75.00 for each owner of water rights. This will take care of the cost of inspecting and upgrading the well, without cutting into the regular water budget. Any excess monies will be allocated to the water fund.

Torrey Johnson: Led a discussion about attorney Rudy Bata and proposed that the Association end its relationship with Mr. Bata, and hire Ken Fromknecht as the new attorney for the Association. The proposal was voted on and passed.

Open discussion: A discussion was held regarding the number of votes allocated to members who have combined lots. Also discussed was the amount of fees payable for the combined lots. It was decided that Torrey Johnson will get a ruling on these issues from our new attorney. He will report his findings at the next meeting.

Jerry Freudenthal: Jerry indicated that we need a new Secretary since Carole Creekmore has moved. One of the new members, Sarah Effre, volunteered to help.

Jerry Freudenthal: brought up the subject that we STILL NEED MORE BOARD MEMBERS. Bill Hughes volunteered to cover the roads.

Setting of Fees

There was much discussion on how much to raise the homeowners' annual dues. Tom McLean suggested that we increase the fees by 20%, rounding each dues category up to the nearest dollar. The issue was voted on and passed. Fees for buying into the water system, and fees for connection to the water system, will remain the same.

2006 Meeting

The 2006 meeting will be held on October 14, 2006 at the EMS building in Nantahala Township of Macon County North Carolina. There will be a Pot Luck lunch preceding the meeting at 12:00 PM.

Election of Directors

The following members were elected as directors:

Pat Zagers (Whispering Springs Liaison)
Rick Dittman
Tom McLean
Carol Shanaberger

Torrey Johnson
Jerry Freudenthal
Sarah Effre

Additionally, Bob Liniger was elected as the Water Manager and Bill Hughes was elected as the Roads Manager.

There being no further business, a motion was made to adjourn the meeting; Jerry Freudenthal adjourned the meeting.

Respectfully submitted by,



Jerry Freudenthal,
President of the Homeowners Association

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