

EL SHADDAI HOMEOWNERS ANNUAL MEETING MINUTES – OCT. 12, 2019

Members present:

Richard & Fair Vickers (RV & FV)

Tom McLean (TM)

Dave & Anita Vick (DV & AV)

Pat Greany (PG)

Kraig & Leslie Adams (KA & LA)

Roger & Gloria Mays

Mo Neff

Cookie Godsey

Cathy & David Gross

Jeff Burger (JB)

Jerry & Rita Freudenthal

Mike & Maria Letscher

Meeting called to order at 11:00 am by Richard Vickers

Role call:

19 property owners representing 13 properties were present.

Reading of minutes waived based upon motion by Tom McLean & Kraig Adams (2nd); approved unanimously

Financial report: deferred to below

President's report:

- 1) Facebook page: if on FB, RV recommends using El Shaddai Homeowners page. Most effective tool for communication (closed to owners and relatives of owners). Using it for financial documents, etc.

- 2) Electronic delivery of documents: attempting to do everything on FB; alternatively, group email; finally, we can send hard copies if owner not able to use electronic means
- 3) Jon Schleuss is working on formalizing the bylaws. To be posted when completed (what's now posted on our website not 100% correct).

Tom McLean: Road report

Graded more this year than last year (2x instead of one). UPS delivery drivers are being too aggressive and are tearing up the road.

Scotty is available to grade less often this year because of regular job with USFS and fire-related demand on his time.

Drain alongside road (Rhododendron) above Cookie's house is clogged... but no adverse consequence to main road at this point.

RV complimented Tom on his generosity with his time in taking care of the roads.

WATER REPORT:

RV said we collect ~ \$15,000 per year and only those people using water are assessed. Last year, we spent ~ \$14,000.. This year, so far we've spent about \$8,000.. So, we're doing better.

We want to add additional storage capacity.. State wants us to add a second well.. We have a reserve of about \$20,000 now and hope to add to it.. Need to be able to comply with State's requirements as needed.. Well system is running well. . Electronic volume monitoring system has been very helpful as it allows us to anticipate a problem.

Pat Greany suggested we create a phone tree that will allow us to communicate outages, etc., quickly, especially for members who don't have internet / FB connectivity. PG & AV will create a phone directory and phone tree system and will use FB to help with this. TM likes idea of having meters at every property. RMays asked how many isolation valves; one is by Adams' cabin. DV said meters for each zone would be very helpful. RV would like to have help as it's cumbersome to do the diagnostics by himself; meters would be a big help.

FINANCES:

Financial report (RV presented) – summary is posted on FB page. All detailed supporting information available upon request. (??)

We have increased our total income by 54% as compared with previous year, partly because of demand letters.

RV questioned timetable for demand letters, late fees, etc. Suggested BOD make decision re: penalties for late payment, etc. Would like to have all payments at least 30 days before annual meeting. DV would like to forego interest but would like to emphasize focusing on people in arrears (habitual non-payers)

Cookie said actual dues are required in January but bylaws indicate other allowances (check on this). She is dubious about charging interest; said no point to this and if do file a lien, late fees cannot be included. RV described a non-judicial remedy instead of a lien. Can be filed with Clerk of Court instead of a lawsuit. RV said 82% of outstanding late fees associated with just 6 properties. State requires certain protocol for collection. We have sent out demand letters and are ready for next step, a lien. We will have 3 years to foreclose if necessary. It is also possible to have owner quit claim the deed to the Assn. We are taking

steps to collect the \$18,000+ from the people who are in arrears. In addition, over \$4,000 still owed to us from remaining owners. Most are owners of vacant lots. Many of them also are not paying county property taxes. The cost of collection, hiring Kathy Bryant to assist, has been well rewarded (\$500 invested yielded \$14,000 in return). TM said we need to do this because sets a good precedent.. MO likes idea of a reduced payment for early payments.. RV likes to use electronic means to help us, e.g., doing it with Quickbooks. All are in agreement with this approach.

RV said we are using Kathy Bryant to help with administrative duties, such as paying bills, etc.

RV said TM's on budget for road maintenance

Water expenses down from \$14K to ~ \$9K this year.

Saved money on overall expenses this year.

Net income is up – over \$21,000 instead of \$3,655 last year and thinks we should invest in interest-bearing CD. Even 2% better than nothing.

CASH in bank: up from ~ \$69K to over \$91K. Recommends a CD to make a little extra. Thinks in large part due to FV's successful collection efforts.

Jerry F. asked whether being a non-profit status contraindicated. FV said not a problem according to other non-profit organization's CFOs. So, we should be able to obtain interest on CDs

RV discussed collections and need to hire a local atty to pursue liens @ ~ \$500 per property. JF said all liens must be filed at same

time to avoid appearance of discrimination. RV dubious about this and RV said he would check on this. Also, said have 3 years to file lien after file the initial demand letter. DV asked whether we could offer to settle for a for lesser amount. FV said money is not the problem for these people based upon her research. RV said may consider but may have ways to collect balance beyond settlement. We do have authority to negotiate.

Financial data – RV asked whether additional questions?

Additional unfinished business? None

NEW BUSINESS

Some sales (at least 3) this year, plus one vacant lot, so things seem to be improving for sales. TM said if we so foreclose on a lot, we might be able to use for a second well if mandated by State.

FEES: RV asked whether to keep fees as-is and everyone agreed.

Next meeting to be held Oct. 20, 2020.

Election of Officers: No apparent need to elect any new officers. If anyone wants to nominate someone for BOD next year, please let us know early.

RV would like to have an annual picnic (e.g, on July 4th). Solicited volunteers for this.

TM made motion to adjourn
Kraig Adams seconded

Meeting adjourned at 11:58 am

Respectively submitted by Pat Greany, Secretary