

**El Shaddai II and III Annual HOA Meeting
October 11, 2020, 3:00 p.m.
Nantahala Weddings and Events Venue
MEETING MINUTES**

President Richard Vickers called the meeting to order at 3:00 p.m.

A. Roll Call

1. Quorum was established: 29 votes were represented either in person or by proxy out of 71 potential lots/houses available to vote.

B. 2019 Minutes: Richard called for a vote to waive the reading of the minutes from the last annual HOA meeting.

TOM MCLEAN – MOTIONED TO WAIVED THE READING OF THE 2019 HOA MEETING MINUTES

LESLIE ADAMS – SECONDED THE MOTION

ALL SAID “AYE”

MOTION APPROVED

C. Balance Sheet

1. \$20,000 more in reserves than in 2019
2. Richard stated that it is hard to make the profit/loss statement accurate for the meeting because the statement for October 2020 won't be available until 10/24.

D. Water Testing: 5 houses were tested for lead and copper and all came out clear.

PRESIDENT'S REPORT, Includes finance report (Richard Vickers)

A. New Beautification Committee

1. \$500 in annual budget for projects/plant purchases
2. “The Meadow” – considering projects/issues in this area
3. Members are encouraged to go on the El Shaddai Facebook page and make suggestions for future beautification projects
4. Fair Vickers was recognized for all the work she's done getting this committee started.

B. Mailbox Project

1. This project has been going on for a long time.
2. The post office in Andrews has been very difficult to work with.
3. The goal is to be able to get off the road and get your mail without being in danger of being hit by another car.
4. Lots of restrictions and rules to putting up new mailboxes.
5. Tom McLean: The highway department has done some of the work to date and Scotty Copy has dug out some of the hill.

C. Noted the passing of Roger Mays.

1. He was one of the original signers of the Declaration of El Shaddai.
2. He was a man of faith.

D. Water Budget

1. Declaration of Restrictions puts restrictions on the amount of money that can be used for water primarily because not everyone has water rights and they don't want to pay for water rights.
2. 81 total lots with 51 lots having water rights
3. Lots of money in the road fund, but not in the water fund.
4. Need 2/3 of owners to vote to change the usage of the funds: roads vs. water
5. We've accumulated quite a bit more money in the road fund.

6. It has occurred to us to borrow money from the road fund for the water budget and just not pay it back, which we will not do because it is not ethical and not moral.
- E. Addressed the other board members: Thanks to everyone for helping out. Leslie Adams will be taking over the secretary duties from Pat Greany.
- F. Welcomed new owners of Denise Dowling's house: Joey and Uselda Campbell

COOKIE GODSEY - MOVED TO ACCEPT/APPROVE THE THE FINANCE REPORT.

TOM MCLEAN - SECONDED THE MOTION.

ALL SAID "AYE"

MOTION APPROVED.

ROAD REPORT (Tom McLean)

- A. A lot of rain during 2020.
- B. Roads are better this year vs. other years.
- C. Every other month Scotty Cope is scraping the roads.
- D. The back road is not used very much and is a one-way road.
- E. Dirt and rocks washed away on the back road exposing some water lines.
- F. Scotty Cope is putting more dirt and rock on this street. We want to build it up to keep it from washing away again. DO NOT GO DOWN THE BACK ROAD RIGHT NOW BECAUSE THERE IS NOT ENOUGH ROCK THERE YET. IT'S JUST DIRT AND MUD.
- G. On Rhododendron, at Cookie's driveway, we plan to put a sign that says "Keep Left" so people won't get confused, especially at night. Cars have gotten stuck there trying to turn around.
- H. Richard thanked Tom for taking care of the roads "without question".

WATER REPORT (Richard Vickers)

- A. We concluded a 15-year relationship with Miller Well (Managed well care and testing).
- B. The new owners of Miller Well increased the water testing from quarterly to monthly. We had previously paid \$650 per quarter and now the fees increased to \$650 per month.
- C. We found out that we were supposed to have testing done twice weekly (mostly for chlorine levels) and Miller Well said they'd been doing it, but they were not.
- D. Investigated several companies for water testing and chose Mark Bentley Engineering Company.
- E. The solution to stop the water testing cost is to add another well and thus have less houses on each well and will then no longer be required to have the water tests. We have wanted to add another well for some time, but we don't have the reserve funds to pay for one at this time.
- F. The board voted to increase the water fees by \$54/year for all owners who have water rights to help fund repair costs (\$1000-\$1600/per repair) and to create a water reserve fund for the future.

REPORT ON DELINQUENT ACCOUNTS (Richard Vickers)

- A. Aging Summary:
 1. Received a \$4000 payment on a delinquent account.
 2. One lot deeded over to the HOA.
 3. Still have 4 other owners who owe \$1500-\$4000.
 4. Completed the paperwork to put liens on those properties.
 5. There is a question as to what we would do with these lots if they are deeded to the HOA because we would now have to pay the property taxes on the lots.
 6. Liens are good for 3 years before we have to foreclose on any of the lots.
 7. Kraig Adams asked whether any of those lots would be tax exempt if they are foreclosed on and deeded to the HOA.

UNFINISHED BUSINESS:

- A. **Dave Vick:** Houses in El Shaddai I are using our roads in El Shaddai II & III. Whispering Springs pays a \$1200 fee/year to use our roads. Dave believes El Shaddai I should pay a fee to use our roads, too. Mr. Brubaker from ESI was in attendance of the HOA meeting. He said that only 3 houses use that road and that one of the houses is a rental and is currently being sold. He also said that they are trying to keep out the 4-wheelers and the motorcycles, just like ES II & III are trying to do.
- B. **Leslie Adams:** presented a thank you gift to Richard and Fair Vickers for all their hard work on behalf of the HOA. They received personalized camp chairs.

TOM MCLEAN - MOTIONED TO ACCEPT THE 2021 DUES AMOUNT.

JEFF BURGER – SECONDED THE MOTION

ALL SAID “AYE”

MOTION APPROVED

QUESTIONS:

- A. Mo asked if the \$54 dues increase is to help the water reserves? Richard Vickers said it was to help with the water expenses and to increase the water budget reserves. He said we always want to improve the system and cut down on repairs.

2021 HOA MEETING:

- A. Date was set for Saturday, October 9, 2021 at the EMS Building.

TOM MCLEAN – MOTIONED TO ACCEPT THE DATE OF THE 2021 HOA MEETING

JERRY FREUDENTHAL – SECONDED THE MOTION

ALL SAID “AYE”

MOTION APPROVED.

BOARD MEMBERS (Richard Vickers)

- A. All board members will remain on the board.
- B. Leslie Adams is taking over the Secretary position from Pat Greany, who will remain as a member-at-large.
- C. Richard said there will be some openings on the board in the future and asked everyone to consider volunteering for the board.
- D. Jerry Freudenthal said he would assist with the water committee.

RICHARD VICKERS – MOTIONED TO ACCEPT THE BOARD MEMBERS

KRAIG ADAMS – SECONDED THE MOTION

ALL SAID “AYE”

MOTION APPROVED.

JEFF BURGER – MOTIONED TO ADJURN THE MEETING

TOM MCLEAN – SECONDED THE MOTION

ALL SAID “AYE”

MOTION APPROVED; MEETING ADJURNED AT 4:10 P.M.