

El Shaddai HOA Board Meeting – August 9, 2022 6pm  
Minutes taken by Jennifer Sneed, Secretary

Attending: Richard Vickers, Dave Vick, Tom McLean, Melissa Hall, Jennifer Sneed, Mike Letscher

Objectives:

- Water plans
- Water tanks
- Rentals and issues with renters/landlords
- Friends of Nantahala Lake

Discussion:

1. Friends of Nantahala Membership
  - a. Dues to join are \$25/individual or \$625/community
  - b. Board discussed lack of benefit to El Shaddai
  - c. Dave Vick brought up that El Shaddai was not included in law suit filed by FON against an internet carrier. Dave will follow up with FON about the law suit.
  - d. Tom motioned to not join this year as a community, Richard 2<sup>nd</sup> the motion
  - e. Board voted to not join this year as a community
2. Annual Meeting
  - a. Annual meeting will be held October 8, 2022 beginning with brunch at 11am
  - b. Richard will get documents to Jennifer for distribution to the HOA members
3. Water
  - a. El Shaddai is out of state compliance with our water system
  - b. No new connections to the water system can be made until the system is updated
  - c. Richard has contacted a consulting engineer to evaluate our options
  - d. The board will make recommendations to the HOA based on the engineer's report
  - e. Options will be present to the HOA during the Annual Meeting in 2023.
  - f. Cost of adding water rights to a property was discussed. This amount will need to be decided before new water rights can be added.
  - g. Improvements needed will likely be in the range of \$50,000 - \$100,000 and require a special assessment
  - h. The idea of combining with Whispering Springs was discussed but it was stated that they don't want to join with us.
  - i. It is possible we may have to hire a water manager at some point.
  - j. The idea of adding water meters to individual properties was discussed.
  - k. The idea of adding a reservoir/pond was brought up.
  - l. The board was asked to get familiar with documents provided by Tom and Mike explaining the issue and options regarding the water system

- m. We want to avoid having individuals dig their own well because it could reduce the amount of water in our community well.
- 4. Unpaid dues update
  - a. There was no response to letters sent regarding unpaid HOA dues.

Jennifer Sneed, Secretary

A handwritten signature in black ink, appearing to read "J Sneed", written in a cursive style.