

El Shaddai HOA Board Meeting – May 15, 2024 7pm
Minutes taken by Jennifer Sneed, Secretary

Attending: Jeff Burger, Mike Letscher, Jennifer Sneed, Melissa Hall, Richard Vickers, John Kolesa, Tom McLean

Objectives:

1. Complete last year's meeting.
2. House size questions.
3. Relinquishing water rights
4. Special assessment collection update.

Discussion:

1. Uncompleted on the agenda:
 - a. Motion to approve supplemental annual meeting minutes – Richard – unanimously approved.
 - i. Updated fees – keep same
 - ii. Annual meeting – October 12, 2024, location TBD
 - iii. Board of directors will serve additional year in same positions.
2. House size
 - a. Request to board to build 440 square foot house – governed by covenant that states minimum 600 sqft.
 - b. Requires a supplemental declaration to be added to covenant that requires 2/3 of all lot owners
 - c. Has this been waived in the past? Not known to board.
 - d. Jeff mentioned that he thought there had been a vote to increase minimum to 1200 sqft
 - e. Richard will reach out and tell homeowner that covenant states minimum 600 sqft, but we think it might have been changed to 1200 sqft. The board will confirm.
3. Relinquishing water rights
 - a. Shane Kudela (homeowner) wants to relinquish water rights to avoid paying HOA fees and special assessment
 - b. Requires board approval and the board does not approve.
4. Unpaid fee collections
 - a. Richard suggests phone calls
 - i. John attempted to research individuals and called some (4-5) that he could find – most of the time phone number is no longer in service
 - ii. John will continue to research
 - iii. Can tell homeowners that board will consider taking over parcel but at boards discretion
 - b. Should we place lien for unpaid dues/assessments
 - i. Richard took form to Russell Bowling and he never looked at it.
 - ii. Richard will draft lien form.

5. Motion to adjourn – Jennifer, Jeff seconds 7:45pm – meeting adjourned.

Jennifer Sneed, Secretary

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