

**Unicoi Springs Owners Association
Minutes of the Board of Directors Meeting
February 11, 2011**

Board members in attendance: Gary Bryan, President
Doug Waters, Secretary/Rules and Regulations
Diane Phillips, Treasurer
Aileen Connor, Buildings
Mark Cook, Owner Relations/Equipment
Kathy Davis, Activities

Absent: Ronald Brett, Vice President/Grounds

At 8:31 AM the Board meeting was called to order by President Bryan.
Opening Prayer was given by Gary Bryan

Minutes for November 15, 2011 meeting were approved as read.
A motion was made to approve the minutes for November 15, 2010.

Motion: Aileen Connor

Second: Diane Phillips

Vote: Unanimous

A motion was made to accept the executive minutes for November 15, 2010.

Motion: Diane Phillips

Second: Mark Cook

Vote: Unanimous

Office Manager's Report - Joyce Tallman.

Currently there are 12 RV storage spaces available. There are no spaces available in Golf Cart storage.

Maintenance fees collected as of January 31, 2011 \$492,438.76

Maintenance fees collected as of January 31, 2010 \$489,495.35

Currently there are 338 owners who have not paid their first portion of the 2011 Maintenance Fee.

The 2010 Inventory has been completed with no discrepancies.

The newsletter will be going to the printer on March 7.

Maintenance Manager's Report - Steve Tallman.

The winter projects are looking great and nearly completed.

Repaired frozen water lines and replaced frozen water faucets with frost free faucets.

Rentals were winterized.

Pushed snow and ice in the park and spread salt on ice in December.

Cut down 35 trees and split firewood.

Playground inspection was conducted. Inspections are conducted monthly. One swing was replaced and all other repairs were made. A fence and gate were put up the end of the playground near the laundry building.

A three station computer table was fabricated and placed upstairs in the clubhouse.

Maintenance is ongoing daily. Refer to maintenance report.

Old Business

An owner was selected to be spotlighted in the March newsletter.

Retractable Dog Leashes are being abused. Owners must keep animals on a retractable lead to 6 feet except in pet areas.

There is a pet walk being added in the 300 area. A sign is being placed in that area.

Director's Reports

Grounds: Report was given by Aileen Connor

Sand will be spread in the playground area.

Fence and gate at end of playground is in place.

Upgrade looks nice and is close to being complete.

Refer to the Maintenance Report.

General maintenance occurs daily.

A motion was made to direct Steve Tallman to cut down 3 Bradford pear trees in the park. (1 located above the lake between 199 and 203, 2nd located at the garden area, 3rd located between bath house 5 and rental 250)

Motion: Diane Phillips

Second: Aileen Connor

Vote: Unanimous

Buildings: Aileen Connor

Eight new eight foot tables are in place the clubhouse.

Eight new mattresses have been placed in trailer rentals.

Porch rocking chairs have been refurbished.

New fans have been installed at clubhouse.

Deep cleaning will be completed by March 1.

Housekeeping is doing a great job.

White County has been contacted about building and health regulations. There are processes that have to be followed before any additions or new buildings are erected in the resort. Our next step is to meet with the chief building inspector. When all information is gathered and completed the entire package will be presented to the Board.

Discussed slide covers for trailer rentals.

A motion was made to purchase 2 slide covers to be placed on two rentals. This will begin the process of covering the newer rental trailer slides.

Motion: Aileen Connor

Second: Kathy Davis

Vote: Unanimous

Activities: Kathy Davis

A report was given on the pool table repair. Bids are being secured.

An inventory has been made of the upstairs activity closet in the clubhouse.

Easter planning is in progress.

A new kitchen policy was submitted for the Board to study and consider at the March 18, 2011 meeting.

Owner Relations: Mark Cook

Letters were read, discussed and owners will receive replies.

Equipment: Mark Cook

Equipment maintenance reports were reviewed. A used fork attachment for the back hoe bucket was not found. Material is being purchased and a fork attachment will be welded at the maintenance shop by our maintenance crew.

Rules and Regulations: Doug Waters

Rules and regulations continue to be updated and will be approved at the March 18, 2011 meeting.

Finance: Diane Phillips

United Community Bank investment account balance is \$294,476.65. Interest earned this period is \$148.05. Interest rate is .70%.

First Georgia money market account balance is \$108,919.49. Interest earned this period is \$55.00. Interest rate is .97%.

Rabun County Bank money market account balance is \$112,539.54. Interest earned this period is \$90.02. Interest rate is 1.09%.

United Community Bank operations account is \$3736.48.

United Community Bank payroll account is \$17,062.60.

The check register, cash summary, statements of assets and liabilities were reviewed and the bank statements and bank charge cards were audited.

Two CD's were renewed.

Budget issues were cleared up and the budget will be complete and ready for approval at the March 18, 2011 meeting.

New Business

The upper and lower pools will open May 23, 2011. The temperature at the lower pool will be maintained at 82 degrees.

The upper pool will close September 6, 2011.

The heat at the lower pool will be turned off September 30, 2011. The lower pool gates will remain open until October 16, 2011.

At 4:15 PM the Board went into executive session to discuss owner and employee matters. Executive session ended at 5:15 PM.

Open board meetings will be held the third Friday in March, May, July and November at 9 AM in the Activity Building.

Meet the Candidates will be July 16, 2011 at 1 PM.

The Annual Meeting will be September 17, 2011 at 1 PM in the Clubhouse.


At 5:24 PM a motion was made to adjourn the meeting.

Motion: Mark Cook

Second: Diane Phillips

Vote: Unanimous

Respectively submitted by



Douglas Waters, Secretary