

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
March 20, 2009**

Board Members in Attendance: **Aileen Connor, President**
 Lee Roy Brantley, Vice President
 Beth Griner, Treasurer
 Wesley Copelan, Secretary
 Doug Waters
 Ronald Brett
 Doug Shaver

8:30 a.m. Call to order by President Connor: Board Meeting
 A prayer to open the meeting was given by Lee Roy Brantley.

Approval of Minutes

*A motion was made to approve and accept the minutes of the January 16, 2009 Board Meeting.

Motion by Wesley Copelan
Second by Lee Roy Brantley
Vote was 5 yes – 1 abstained (D. Shaver)

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of February 28, 2009 total \$576,615.00.
- Currently we have 203 owners that have not paid the 1st portion of the 2009 maintenance fee.
- As of March 1st, we have 345 campers in storage.
- There are 17 owners waiting for golf cart storage and 8 waiting on RV storage.
- We have 136 ownerships on hand for sale.

Mrs. Tallman inquired as to the boards desire to have an Early Bird Sale for new ownerships to be sold in a similar manner as we have in the past. The board decided not to take action at this time.

Steve Tallman – Maintenance Manager:

This highlighted report covers March 2009. More complete details are available in the office.

- Moved 51 campers, compared to 12 last year.
- Un-winterized all rentals, installed new anode rods, and filled propane where needed.
- Sent rental #2 to be repaired under warranty.
- Various repairs to rentals.
- Took aluminum cans to be recycled.
- Replaced four tires on service trucks and replaced a battery in one truck.
- Cleaned trucks and had dump truck serviced along with repairing inoperative lights on dump truck.
- Scott Boyd and Chip Gosnell attended certified pool operator school.
- Purchased and installed main drain grates for both pools to comply with new federal statute, the Virginia Graeme Baker Pool and Spa Safety Act.
- Completed all scheduled winter work.

OLD BUSINESS:

Ways To Save

Pool Salt Water Chlorination System

Last month this system was presented to the board by Scott Boyd and cost savings were analyzed. A statement of work was issued to Steve Tallman to begin this project at that time.

*A motion was made to approve the purchase and installation of the Salt Water Chlorination System on both pools as a cost saving feature.

Motion by Beth Griner

Second by Ron Brett

Vote was 5-yes, 1-abstained (D Shaver)

Juke Box

The disposition of the Juke Box in the club house was tabled until April. A final decision will be made at the April Meeting.

Coffee and Ice Cream Vending Machines

The idea was brought up of installing coffee and ice cream vending machines in the clubhouse area. Research was done and it was decided to table this issue indefinitely.

Wi-Fi

The estimates were reviewed and the proposal will have to be reviewed by our attorneys to see if the contracts proposed would violate our by-laws as pertaining to entering into 3rd party contracts with vendors. More discussion will be held in April and other options will be pursued as alternatives.

Miners Mountain

Letters were sent to representatives of Miners Mountain Homeowners Association detailing the work performed on our part as a gesture of goodwill. No response had been received as of the March Meeting.

Finance Committee

April 15 is the deadline for resumes to be received from those interested on possibly serving on this committee. Beth Griner and Wesley Copelan will conduct these interviews from the applicants.

Long Range Plans

*A motion was made to approve the projected 5 year upgrade plan presented on site and bath house improvements.

Motion by Beth Griner
Second by Ron Brett
Vote was unanimous

Handouts will be prepared and plans made to present the details of this plan at the Annual Meeting.

OTHER OLD BUSINESS

12:00 Adjourn for lunch

12:50 Reconvene from lunch

Golf Cart Trailers/Utility Trailers

Last month a motion was made to institute a fee for the storage of golf/utility trailers. This fee will be in the amount of \$10.00 per 14 day use period, not to exceed \$20.00 per month. Coast to Coast guests will pay \$10.00 per period of stay. Storage of trailers will be in designated areas only.

Discussion was brought up on how this would impact weekenders and that they should not have to pay \$10.00 if they are only in the park for 2 days. Therefore the following motion was brought forth:

*A motion was made to amend the rates to read \$1.00 per day or \$10.00 per 14 day use period.

Motion by Wesley Copelan
Second by Doug Shaver
Vote was unanimous

Gate Card Reader

Replacement of existing gate card reader was discussed and the cost to replace the hardware and issue new cards will cost approximately \$15,000.00. The board decided to table this issue until the end of the 2009 season.

Erroneously Left Out of January Minutes

Golf Cart Stickers

Discussed golf cart stickers and the board unanimously decided to instruct the front office to eliminate the requirement of stickers and owners would provide proof of insurance upon check-in. The board instructed Joyce to put this in the newsletter.

Stop Signs

The board discussed safety issues within the park and instructed maintenance to construct and install stop signs at various locations throughout the park to avoid potential accidents from occurring.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summaries for January and February.
- The bank balance in the investment account is \$129,055.42 as of February 27th. Our investment earned \$415.24 for January and February.
- Renewed CD at Habersham Bank at 2.85% 12 month term. Interest earned was \$3655.54.
- First Georgia Money Market Account earned \$451.87 (2.65%) with a balance of \$140,451.87.
- Traditions Bank Money Market Account earned \$379.10 with a balance of \$100,379.10. That interest rate has changed from 2.25% to 1.85%.
- Received notice that our “Employee Dishonesty” limits were increased from \$15,000 to \$250,000 at our request. This amount is the commonly recommended amount. This coverage has a misleading name is similar to basic business liability coverage, and has nothing to do with theft, per say.

- Received our workers comp audit.

*A motion was made to renew our contract with Thomas & Owens to perform our annual audit for 2008 at a cost of \$8500 to \$10,500.

Motion by Beth Griner
Second by Doug Waters
Vote was unanimous

*A motion was made to accept a quarterly maintenance agreement with Tek-Choice to maintain our office systems at a cost of \$179.00 per month.

Motion by Beth Griner
Second by Doug Shaver
Vote was unanimous

Activities:

Doug Shaver notified the board that he would be stepping down from his duties as activities director due to personal reasons, and has taken over the duties of Rules Committee. In exchange, Lee Roy Brantley has agreed to take-over that position.

Easter plans are in motion with a full slate of activities scheduled.

*A motion was made to schedule Summer Day Camp to be held in the activity building during an 8 week period beginning June 1st from 9:15am to 11:45am, and ending July 24th.

Motion by lee Roy Brantley
Second by Beth Griner
Vote was unanimous

Buildings and Grounds – Ron Brett:

Refer to Maintenance Report which is available in the office.

*A motion was made to allow members to utilize the upper pet walk area to plant garden vegetables again this year. Pet owners can still use this area to walk their pets also.

Motion by Doug Waters
Second by Lee Roy Brantley
Vote was unanimous

12 chairs were ordered and marked with a “B” for Billiards and will be used only by pool players to avoid taking chairs from card players.

The activity building was cleaned up and out. Storage areas were reorganized. Please do not store personal belongings in the activity building.

A culvert pipe was installed behind the laundry room to ease drainage in that area.

Discussed the deteriorating condition of the retaining wall within the tennis court enclosure and submitted estimates to repair at a cost of \$4018.22.

*A motion was made to replace the retaining wall within the tennis court area and close the tennis court area until work complete for safety reasons.

Motion by Doug Shaver

Second by Ron Brett

Vote was unanimous

Discussed building 12x12 shed roof structures at various fire rings to provide shelter from rain for those who utilize these areas for cooking and entertaining. The estimated cost per shelter is \$544.00.

*A motion was made to begin construction of 3 of these shelters, one at the fire ring off site 226, 35, and at the swing area on the upper side of lake.

Motion by Doug Waters

Second by Doug Shaver

Vote was unanimous

Rules – Lee Roy Brantley:

No news to report.

Owner Relations – Wesley Copelan

Minutes were approved; summary was posted within 2 hours of prior meeting, letters were discussed and will be responded to by April 20th.

Wesley Copelan brought up the issue of wanting to discuss the desire to bring back open meetings to improve owner relations.

*A motion was made to put on the agenda for the April meeting a discussion to bring back Open Meetings and discuss how to conduct those meetings in a mutually beneficial manner to members and the board.

Motion by Doug Waters

Second by Lee Roy Brantley

Vote was unanimous

NEW BUSINESS:

Frozen Water Lines

We had numerous frozen water lines late this winter due to a late cold snap. These issues were handled by our maintenance staff. Steve commented that this is just a sampling of the issues we would have if the park was open year round.

A new feature to the summary and minutes is listed below. Members will have available in the office an opinion form to give us your input on proposed motions to be discussed at the next meeting. These forms will NOT be responded to by letter, or used to take a vote; their purpose is to give the board the opinion only of members on proposed issues.

Motions to Be Discussed Next Meeting

- Open Meetings
 - Fine Appeal Process
 - Additional Golf Cart Storage with Electricity Behind Laundry Room
 - Adding Electricity To 8 Temp Storage Spaces in Lot C
 - Upgrading Our Reservation System to Include Online Reservation Capability
- 24/7

Meeting was adjourned

The meeting was called back into session to discuss a unresolved issue. All board members were contacted to return. Doug Shaver was already out of the park and could not be reached.

Golf Cart Insurance Stickers

*A motion was made to table discussion regarding the issuance of golf cart stickers until the April Meeting.

Motion by Beth Griner
Second by Lee Roy Brantley
Vote was 5-yes, 1-abstained due to absence
(D Shaver)

Respectfully Submitted



**Wesley Copelan
Secretary**