

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
May 15, 2009**

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

Members Absent: Wesley Copelan, Secretary

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

Minutes for May

President Connor requested that Doug Waters record the minutes for the current meeting in Wesley Copelan's absence. Mr. Waters accepted.

Beth Griner objected to President Connor's request that Mr. Waters act as Secretary while Mr. Copelan is not present due to the Board's action which removed Mr. Waters from his office at a previous meeting.

*Motion was made to allow Doug Waters to record the minutes for the May 15th, 2009 meeting in the absence of Wesley Copelan.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was 3 – Yes

1 – No (Beth Griner)

1 – Abstained (Doug Waters)

Approval of Minutes from April

Minutes from April Meeting were typed and emailed to all board members on May 3, 2009, with instructions for Ms Tallman to forward a copy to board members who did not have email. As of May 14, corrections were submitted only from Ms Griner, and Mr. Brantley. Mr. Copelan then sent a final copy via email to Ms Tallman at 11:47pm on May 14, 2009 for distribution at the meeting the next morning.

*A motion was made to approve and accept the minutes of the April 17, 2009 Board Meeting.

Motion by Ron Brett
Second by Lee Roy Brantley
Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of April 30, 2009 total \$807,556.76 with 2153 owners paid. Last year at this time we had collected \$739,334.45 with 2275 owners paid.
- We currently have 152 ownerships on hand for sale.
- We currently have 117 owners that have not paid any of their 2009 Maintenance Fees, and 61 who have only paid half.
- There are 10 names on storage waiting list.
- There are 24 names on Golf Cart storage list.

Ms Tallman provided a list of questions from the office as to how the potential reservation system would work and possible problems and concerns for the board to address with the software company.

Kitchen inspection by the DHR was performed with a grade of “99”. We had a 1 point deduction due to no test strips in use to check sterile water. Ms Tallman will purchase the strips needed.

Mr. Brantley asked Ms Tallman about the fact that there was no check box indicating that golf cart insurance was required on the check in sheet for members when they arrive at the park, she stated that there was a disclaimer that covers this on the check in sheet used this year. She also stated that there are owners whose golf cart insurance has expired and have not provided the office with proof of insurance.

Steve Tallman – Maintenance Manager:

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

- Moved 343 campers, compared to 291 last year.
- Finished 150ft retaining wall by tennis court.
- Worked extensively on upper and lower pools in preparation for May 15 opening. Upper pool deck is progressively getting worse, taking 80lb of concrete patch to make it safe to open. Maintenance recommends professional resurfacing this winter.
- Repaired sump pump under lower pool.
- Removed deck on site 21 and ground out tree stump. Built retaining walls, put down gravel for a temp patio. Will pour permanent patio in near future.

- Repaired entrance gate motor controller.
- Replaced deck boards on various sites.
- Cut grass twice.
- Installed 11 new grills at rentals.

Habersham EMC will be out on June 2, 2009 to connect their 7200 volt line to our transformer which will provide power to our temporary storage lot. The power will be off up to ½ day on 40 sites. Steve will notify owners on the affected sites ASAP.

Slip proof surface treatment was installed at the lower pool bath house.

Storage lot H improvements look good, grass growing, some trees planted are stressed but should be OK.

****The board requests those who do not think that maintenance “does anything” to please get a copy of the full maintenance report from the office on a monthly basis to see what they really do for us at this park on a monthly basis.****

OLD BUSINESS:

Open Meetings

Format for open meetings was suggested by Doug Shaver and are as follows:

- Open board meetings in June, August, and October.
- No audience participation or discussion of issues.
- Meetings will be conducted same as current meetings.
- Seating for meetings will be unchanged.
- Open meeting will be held in Activity Building, Executive meeting will be held in board room behind closed doors.
- No microphones will be used.
- Manager’s reports will be given in open meeting.

*A motion was made to have a trial Open Board Meeting in the above described format beginning at the June 19, 2009 Meeting.

Motion made by Doug Shaver
Second by Beth Griner
Vote was unanimous

Golf Cart Sticker Design

Doug Shaver submitted a design for the golf cart proof of insurance stickers. They would be 3 x 5 inches in size, be green with white lettering, and contain the information:

UNICOI SPRINGS CAMP RESORT

Insurance Sticker

2009-2010

Unit # _____

Expires _____

These proposed stickers would be available in the office and must be displayed by August 15, 2009 on the lower left front of windshield if possible.

*A motion was made to approve the design for the golf cart stickers and place on all golf carts to be effective by August 15, 2009 and place in the July Newsletter.

Motion by Doug Waters

Second by Doug Shaver

Vote was 4-Yes

1-No (Beth Griner)

It was noted that there were no rules currently in place for driving a golf cart without insurance and no fines set for infractions, along with rules and fines as regarding the new stop signs in place. These issues will be discussed at the June meeting, including rule wording, fines, and enforcement.

Met With Guest Appearing Before the Board

A member requested to meet with the board to discuss various topics as follows:

1. Open Meetings
2. Extension Arms on Gates
3. Swimming Pool
4. Dues, Storage Fee's
5. Kiln's
6. Pool Room
7. Employee Benefit Costs
8. Temp Storage
9. Membership Sales
10. Ownership Resale Postings

The owner stated his concerns on these various topics and was told by the board that we would discuss these matters and consider any action that is needed.

Ownership resale postings were discussed and the following motion was made.

*A motion was made to allow the posting of owners who wish to sell their membership on the bulletin board in the clubhouse.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was Unanimous

Membership Level to be Maintained

Discussion was brought forth as to the need to maintain a certain level of memberships to maintain our budgetary needs. Our current budget is based on 2300 paying members. Each season we lose members through attrition, death, change in finances, change in interests, or health. If we do not replace these losses, it will have a negative impact on our budget.

Long Range Plan

Discussion on long range plans, each individual board member shall give their report on their assigned committee at the Annual Meeting. The treasury report shall relate the projected long range plans cost with a project board placed so all members can look at the proposal and can ask questions about each assignment or project. Board agreed that each board member would give their report on their assigned activity.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summaries for April.
- The bank balance in the investment account is \$231,371.19 as of April 30th. Our investment earned \$753.95 year to date.
- First Georgia Money Market Account earned \$1024.16 year to date with a balance of \$141,024.16.
- Traditions Bank Money Market Account earned \$576.29 with a balance of \$100,576.29.
- Renewed CD at First Georgia Bank at 2.55% 12 month term. Interest earned was \$3241.29.
- Stephens Federal CD will renew later this month.
- Still working on Long Range Plans. Will get finance committee to work on this project also. Will be ready by August meeting.
- Contacted Mark Carter and Frank Goforth to schedule first finance committee meeting on Thursday June 18th.
- We received our 2009 Property Tax Assessment. No appeal needed.

Activities – Lee Roy Brantley:

Upcoming activities for May were discussed along with discussion on use of tables for arts and crafts sale. In the past we have charged a fee per table, but why? The owners group saw no need to change the fee of 5.00 for a large table and 3.00 for a small one.

*A motion was made to not charge for the use of tables for the Arts and Crafts Sale. Sign up will be required to reserve tables and will be on a first come first availability basis.

Motion by Doug Shaver
Second by Ron Brett
Vote was unanimous

June 20 there will be a Saturday Breakfast from 8am to 9am.

Buildings – Doug Waters

Refer to Maintenance Report which is available in the office.

Grounds – Ron Brett

Refer to Maintenance Report which is available in the office.

Rules – Doug Shaver:

Need to establish rules for numbers in clubhouse for members waiting to make reservations, code of conduct for games in clubhouse.

Owner Relations – Wesley Copelan

In Absentia: Minutes were approved; summary was posted within 2 hours of prior meeting, letters were discussed and will be responded to by June 15th.


NEW BUSINESS:

Election Procedures

Deadline to qualify will be June 19, 2009 at 8am.

Meeting was adjourned

Respectfully Submitted


Wesley Copelan
Secretary