

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
July 16, 2010**

Board members in attendance: Doug Shaver, President/Activities
Ronald Brett, Vice President/Grounds
Doug Waters, Secretary/Rules and Regulations
Diane Phillips, Treasurer
Aileen Connor, Buildings
Wesley Copelan, Equipment
Gary Bryan, Owner Relations

8:30AM Board meeting was called to order by President Shaver.

Opening Prayer was given by Ronald Brett.

Minutes for June 18, 2010 were corrected and will be given to Joyce to type corrections.

The minutes will be brought back to the board for approval on July 16, 2010.

Office Manager's Report - Joyce Tallman.

Currently we have 12 names on the waiting list for RV storage and 1 name on the Golf Cart storage.

We have renewed our contract with Blossman Gas at a locked in rate of \$1.69 per gallon.

This is a \$.10 increase.

Maintenance fees collected as of June 30, 2010 \$842,263.58 (2212 owners paid)

Maintenance fees collected as of June 30, 2009 \$844,960.84 (2253 owners paid)

The newsletter and election material will be mailed out early part of August.

Two independent audit proposals were presented to the Board for consideration.

Maintenance Manager's Report - Steve Tallman.

Moving campers and general maintenance occurs daily.

Area 6 water pressure has been increased. Work on the water pressure issue will continue.

The skimmer at the lower pool is fixed.

A proposal for sewage tank aerators was given to the board.

An employee medical condition was discussed with the board.

An air compressor will be located at the laundry room for owners' use.

See maintenance report for more information.

Old Business

A motion was made to approve the proposed Code of Conduct submitted by Doug Waters, Chairman of Rules and Regulations.

Motion by Gary Bryan

Second Aileen Connor

Vote Unanimous

A motion was made to amend the Rules and Regulations as submitted by Doug Waters, Chairman of Rules and Regulations. These changes are to be effective immediately (July 16, 2010-10:15 AM).

Motion by Diane Phillips

Second Wesley Copelan

Vote Unanimous

Steve Tallman and Wesley Copelan will discuss equipment and how it will be handled. The board approved the \$3500.00 bid from Jack P. Green, CPA for the independent 2009 audit.

An owner and his son appeared before the board at 10:30.

A motion was made to keep the present uniform policy.

Motion by Ronald Brett

Second Aileen Connor

Vote unanimous

Director's Report

Finance: Diane Phillips

The check register, canceled checks, phone bill and cash summary were reviewed for June 2010.

Bank balance in the investment account is \$207,321.55. Interest earned this period is \$144.17.

First Georgia Money Market account is \$138,432.44. Interest earned this period is \$164.14.

Traditions Bank CD was renewed for 36 months with an interest rate of 2.25%.

Memorial Day and 4th of July income was discussed.

An insurance check of \$4,034.03 was received in January 2010 for the well pump that was hit by lightning in 2009. The money was returned to grounds when it was received.

Mrs. Phillips was asked to prepare a projected dollar amount for winter projects due at the August 2010 meeting.

Also, Mrs. Phillips was reminded to prepare a proposed 2011 budget for the annual meeting.

At 11:55AM the Board dismissed to attend an appreciation lunch to honor and thank the employees.

At 1:15 the board convened to continue business. Mr. Bryan was not present for the afternoon session.

Buildings: Aileen Connor

Pressure washing the golf cart storage area has been postponed until August.

The upper well house is being repaired.

General maintenance continues daily.

Grounds: Ronald Brett

Refer to the Maintenance Report

General maintenance occurs daily.

Activities: Doug Shaver

Bingo is going good.

150 people were served at the June breakfast.

July 4th activities went well. 220 dinners were served at the cookout.

Plans are in the making for Labor Day. If you are interested in helping see Doug Shaver.

THANKS TO ALL VOLUNTEERS!

Equipment: Wesley Copelan

Mr. Copelan consulted with Scott Boyd about all equipment.

Rules and Regulations: Doug Waters

Mr. Waters prepared a Code of Conduct and a Rules and Regulation Update

Owner Relations:

Letters were discussed by the board. Mr. Shaver stated that he would email Mr. Bryan about owner letters.

New Business

In order to give the Pot Luck volunteers more time to clean up the Board changed the card playing time to 7 PM. Thanks to all who cooperate and help with the Pot Luck activity.

At 2:08PM the board convened to handle Executive matters.

The following were discussed:

Personal matters were discussed and handled. There were five separate issues.

A motion was made to end the executive session at 3:08 PM.

Motion by Ronald Brett

Second Aileen Connor

Vote Unanimous

A motion was made to accept the June 18, 2010 minutes as corrected and typed.

Motion by Ronald Brett

Second Diane Phillips

Vote Unanimous

The board returned to Executive session at 3:30 PM to open up further discussion on one issue after the minutes were approved. Mr. Copelan was not present at this session.

At 4:42 a motion was made to adjourn the Executive session.

Motion by Ronald Brett

Second Diane Phillips

Vote unanimous

Respectively submitted by



Doug Waters, Secretary