

UNICOI SPRINGS CAMP RESORT  
BOARD OF DIRECTORS MINUTES  
GENERAL MEETING- 7-20-13

**Directors : Present**

David Stover  
Arlon Maddox  
Beth Cruz  
Gary Bryan  
Kathy Davis  
Marvin Hill  
Ricky carter

**Absent:**

Beth Cruz after lunch

**Owners Present: up to 40**

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Meeting called to order by David Stover

**Approve Agenda:** Agenda never approved

**Approved Minutes:** To approve the minutes of the June 15<sup>th</sup>, 2013 meeting as amended to reflect exact verbiage of motions.

1- Motion by Kathy Davis

second by Ricky Carter

Vote 4 yes 1 abstain due to absence after lunch

**Managers Reports:**

Office- Joyce Tallman

Maintenance Fees collected as of June 30<sup>th</sup> 2012 814,080.34  
June 30<sup>th</sup> 2013 769,844.99

72 owners owe full 2013 fees

7 owners owe second portion of fee

2 golf cart spaces available

35 names on RV storage waiting list

230 Ownerships for sale

Discussed -policy to have a plan for multiple ownership sale per year

The need for activities and staff to come up with a policy for cleaning of Activity building.

Maintenance- Steve Tallman

Discussed Park shut down plan and the need to make this permanent standard policy

The need for a policy to not allow owners to work on any Unicoi Owned property.

The concern about the use of park equipment, trucks tractors etc. by anyone other than staff.

Holey board water problem.

See maintenance report

**Directors Reports:**

**Finance-**

Discussed Financial data, Finance committee, and presented midyear budget.

**By-laws-**

Discussed the placement of info on how to have input on by-laws, the need for committee to have an hour with attorney and need to have them review of Covenants.

2- Approved 1200.00 for by-laws & covenants committee to make trip to attorneys office with board donating 1 hour of free time for attorney to review And make recommendations on by-laws and covenants.

Motion by Gary Bryan

Second by Marvin Hill

Vote- 5 yes

1 absent

**Kitchen:**

Discussed the need for volunteers and construction details

**Activities:**

Discussed park activities thanks to all volunteers

Memory brick program as a fund raiser for activities.

3-Approved to Institute a Memory Brick Program Bricks will be sold for \$30.00

Motion by Kathy Davis

Second By Arlon Maddox

Vote- 4 yes

1- abstain

1 -absent

**Owner Relations:**

Read letters of owner concerns

**Grounds:**

Discussed and explained drawings and other submitted for Site standards and the need to make concrete patio pads 12 ft.

The need to start working on sites all year instead of just during winter and the need to start addressing drainage issues in the park.

The area 6 plan. And deck repair.

**Rules and Regulations:**

No discussion

**Buildings:**

Discussed the need for 30yr special on rentals.

Approved to Run a 30 year anniversary special for rental units for the month of September 2013- Buy three nights get one free.

4-Motion Kathy Davis

Second Marvin Hill

Vote 5 yes

1 absent.

Motion to adjourn at 1:17 PM

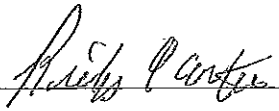
5-Motion Ricky Carter

Second Arlon Maddox

Vote 5 yes

1 absent

Ricky Carter

A handwritten signature in cursive script, appearing to read "Ricky Carter", is written over a horizontal line.