

**Unicoi Springs Owners' Association  
Minutes of Board of Directors Meeting  
August 17, 2012**

**Board members in Attendance: Gary Bryan, President/Buildings/Grounds/Owner  
Relations  
Aileen Connor, Vice President/Special Assignments  
Kathy Davis, Treasurer  
Doug Waters, Secretary/Rules and Regulations  
Marvin Hill, Equipment  
Beth Griner  
Arlon Maddox**

**8:00 AM Board meeting was called to order by President Gary Bryan.  
Gary Bryan opened the meeting with prayer.**

**The board went into executive session at 8:05 AM and came out at 8:07 AM.  
When the board returned to regular session the following business took place before the  
board met with the managers.**

**A motion was made to accept the board's phone reconsideration to place David White on  
the ballot.**

**Motion by Aileen Connor  
Second Kathy Davis  
Vote Unanimous  
Motion Passed**

**A motion was made to accept Mark Cook's resignation effective July 24, 2012.**

**Motion by Kathy Davis  
Second Marvin Hill  
Vote Unanimous  
Motion Passed**

**A motion was made to appoint Arlon Maddox as a board member to serve the remainder  
of Mark Cook's term which ends September 2013.**

**Motion by Beth Griner  
Second Marvin Hill  
Vote Unanimous  
Motion Passed**

**Office Manager's Report: Joyce Tallman.**

<b>Maintenance fees collected as of July 31, 2012</b>	<b>\$820,145.91</b>
<b>Maintenance fees collected as of July 31, 2011</b>	<b>\$854,792.44</b>

**There are 27 names on the waiting list for RV camper storage and 18 names waiting for  
golf cart storage.**

Currently there are 238 ownerships for sale and 15 pending.

The newsletter and election material were mailed out August 3, 2012.

The 2011 audit is ongoing. Jay Green will meet with the board on Saturday September 22 to discuss the audit. Mr. Green will present the audit to the owners at the annual meeting.

Mrs. Tallman reported that she bid out the LP Gas contract and was pleased to report that gas will be \$.71 a gallon less for owners for the next 12 months with our current provider.

Also, the resort will not have to pay tank rental for the next 12 months which is a savings to the resort.

Maintenance Manager's Report: Steve Tallman

Routine maintenance is ongoing.

A part time maintenance person has been hired.

The trailer/golf cart storage area is almost complete. One more load of gravel is needed and lights are being installed. There will be an area for owners to off load golf carts from truck/trailers.

Refer to the maintenance report for all completed jobs.

The meeting moved to the activity building and was called to order at 9:09 AM by President Gary Bryan.

Mr. Bryan welcomed Arlon Maddox and David Stover opened the meeting with prayer.

A motion was made to accept the July 20, 2012 regular minutes as corrected.

Motion by Kathy Davis

Second Beth Griner

Vote 5 For 1 Abstained Arlon Maddox

Motion Passed

### Old Business

A discussion was held and it was decided to leave rule 8-C as is.

Steve Tallman will be instructed to work out a solution for the drainage problem at the holy board site.

Arlon Maddox will survey the pools for the immediate need and cost to purchase furniture for the pool areas.

Doug Waters talked about the present weather/warning system which has to be upgraded to meet standards.

A motion was made to approve \$1,535.00 plus labor to install an updated controller in the severe weather/warning siren. The labor estimate is \$500.00. Motorola will confirm the labor cost prior to doing the work.

Motion by Doug Waters

Second Aileen Connor

Vote Unanimous

Motion Passed

Aileen Connor expressed to the board that the five year planning committee worked very hard to keep the winter projects at a minimum due to the economy and deed returns. Also, she thanked those who served on the committee.

A motion was made to accept the five year plan. This includes two years and to do the first year of the plan for the 2013 winter projects.

Motion by Aileen Connor

Second Marvin Hill

Vote Unanimous

Motion Passed

### Directors Reports

Finance: Kathy Davis

1. Reviewed and audited check ledgers for July 2012.
2. Reviewed payable accounts.
3. Mr. Jay Green (auditor) has been on site the past few weeks and has completed the field portion as well as site inspection of our facility. He will be presenting the audit for 2011 to the board September 22.
4. The 2011 audit will be presented to the owners at the annual meeting September 22 by Mr. Jay Green.
5. A proposed budget cannot be prepared until after the results of the One Week Sale have been compiled.

A motion was made to award Idea Dollars to Elaine Harris, Joan Bowman, and Jo Dufresne for their mattress idea. The total amount of \$281.09 will be divided.

Motion by Kathy Davis

Second Beth Griner

Vote Unanimous

Motion Passed

The above saved the resort \$2,529.84.

**THE DETAILED FIANCIAL REPORT WILL BE AVAILABLE IN THE OFFICE EACH MONTH.**

Rules and Regulations: Doug Waters

No report.

Grounds: Gary Bryan

See maintenance report for complete report.

Buildings: Gary Bryan

Gary Bryan reported that there is a split log on the porch on the pool side. The lights at the entranceway are staying on all night plus. The sensor will be moved so it will be more efficient.

Aileen Connor inspected the cabin sleeper sofas with Joyce Tallman. Sleeper sofas and rockers need to be replaced in the cabins.

See maintenance report for complete report.

4

Equipment: Marvin Hill

Equipment is being serviced regularly.

Long Term Programs/Plans: Aileen Connor

The five year plan was discussed in old business.

Owner Relations: Gary Bryan

Letters were read by Gary Bryan and he will answer the letters and turn them into the office to be filed.

Activities: By Committees

On Labor Day BBQ chicken, beans, coleslaw, cake, tea will be served. The cost will be \$6.00 a plate. Tickets will be on sale. Watch for all of the information. Marvin Hill is in charge of the meal.

Adult shuffleboard equipment is back ordered until August 30, 2012.

On September 8 the Pit Masters will cook meat for all owners who wish to participate. Owners are to provide their own meat and the meat will be labeled. Ken Loudermilk and David Stover will head up this group. Watch for all of the information on the bulletin board, activity schedule or the blog.

The pantry has been stocked for the rest of the year.

Card players do not have to sign up to use the activity building. Card players may use the building if it is not scheduled to be used for activities or by owners who wish to cook or have other special events.

At 11:51 owners asked questions and made comments.

After lunch the board went into executive session at 1:24 PM.

In executive session the board discussed personnel/owner matters.

Executive session ended at 3:40 PM. The board met with the resort's managers.

A motion was made to adjourn the meeting at 4:20 PM.

Motion by Aileen Connor

Second Arlon Maddox

Motion Unanimous

Motion Passed

The next meeting will be September 22, 2012. The annual meeting will be held September 23, 2012 at 1:00 PM.

Respectively submitted by

*B. J. Waters, acting Secretary*

Doug Waters, Secretary