

UNICOI SPRINGS CAMP RESORT
BOARD OF DIRECTORS MINUTES
GENERAL MEETING 9-21-13

Directors present:

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

Meeting Called to order by David Stover at 9:00 AM

Approve Agenda: To approve the amended agenda

Motion by Kathy Davis

Second by Arlon Maddox.

Vote Unanimous

Approve previous minutes: To approve 7-20-13 executive meeting minutes as written

Motion By Kathy Davis

Second by Marvin Hill

Vote Unnanimous

To approve the executive meeting minutes 8-17-13 as written

Motion by Kathy Davis

Second By Marvin Hill

Vote Unanimous

To approve the 8-17-13 regular meeting minutes as amended.

Motion by Kathy Davis

Second By Ricky Carter

Vote Unanimous

Approve Annual Meeting Agenda: To approve 9-21-13 Annual meeting agenda

Motion by Ricky Carter

Second by Beth Cruz

Vote Unanimous

Treasurer Report: Discussed the following issues-

1-The budget reported we are in great shape and we will hear from Auditor later.

2-Cost of different gas companies- Approved to continue with Blossman gas resale to owners at 2.60.

Motion by Beth Cruz

Second by Kathy davis

Vote Unanimous

3-Gas cost for pool- Approved To turn off heat in lower pool on Sept.23 due to propane cost.

Motion by Beth Cruz

Second by Kathy Davis

Vote unanimous

4- The RV show in January- Approved For Christine Hubal and Joyce Tallman to attend the Atlanta RV show on Jan. 24-26 for a cost of \$2460.00 And Price of ownership sale to be \$1750.00

Motion by Beth Cruz

Second by Arlon Maddox

Vote Unanimous

5- The Christmas Party- To Approve Western Sizzlin as the restaurant for the Christmas Party at cost of \$15.00 per person.

Motion by Beth Cruz

Second By Kathy Davis

Vote Unanimous

6- Maintenance Fees- Approved To leave our Maintenance fees at \$ 375.00 for yr. 2014

Motion by Ricky Carter

Second By Marvin Hill

Vote Unanimous

Managers report:

Office --Joyce Tallman

Maintenance fees collected as of August 31,2013 792,332.50

August 31,2012 820,145.93

There are 26 names on the waiting list for RV storage.

There are 2 names on the waiting list for golf cart storage.

28 ownerships were sold during the August one week sale.

Discussed winter RV/Golf cart storage. Decided that Managers choose how to do this.

Maintenance manager- Steve Tallman From 8-13-13 to 9-17-13

Dangerous trees and limbs cut.

Area 6 project getting started and Road repaired in area 6.

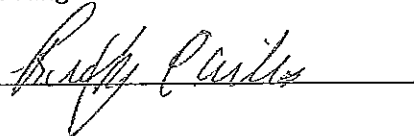
Moved 487 campers.

Meet with Auditor: Joelly Mixon of Michael Mixon and Associates

Auditor discussed with board and managers our audit report. Stated that Unicoi was in great financial shape. This report will be shared at annual meeting this day.

Adjourned meeting at 11:30 AM

Ricky Carter



UNICOI SPRINGS CAMP RESORT
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ANNUAL OWNERS MEETING
9-21-13

Directors present:

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

Owners present: 166 registered U Numbers

Meeting called to order at 1:00 by David Stover

Introduced auditor Joelly Mixon of the Firm of Michael Mixon and Associates

Auditor gave report on full audit for fiscal year 2012

Stated that : Unicoi is in sound financial shape, Has good Reserves that need to be maintained, spent 64,000.00 on improvements and capital expenditures. Unicoi has no debt.

Directors reports:

Finance: Treasurer Beth Cruz gave a financial report. Stated that maintenance fees will remain at \$375.00 for 2014

By-laws and covenants: Committee chair Bonnie Jordan gave a report on the work they have done so far.

Director Ricky Carter introduced all committee members, and spoke on the importance of these documents and the cost of doing them at app. \$7800.00. The importance of getting people to vote so they can be upgraded.

Kitchen Project: Director Gary Bryan. stated they had 17 volunteers that worked on the kitchen and introduced them.

Activities: Director Marvin Hill Thanked all volunteers that helped with activities and stated that Ice Cream had made \$374.00 for the year.

Owner relations: Director Arlon Maddox Spoke about letters the board receives.

Grounds: Director Ricky Carter Spoke about the positive things the board has accomplished. Thanked all Volunteers, stated we have site standards approved and we plan to do area 6 and address a drain in area 1. Deck safety that needs to be addressed.

Rules and Regulations: Director Arlon Maddox spoke on the need to have a rules committee.

Buildings: Director Kathy Davis discussed buildings, thanked her committee, praised the staff .

Chapel Committee report: Bill Fricks Chairman of Chapel committee reporting-

The chapel is interdenominational. Attendance and contributions has continued to decline this year but they have been able to meet the obligations to preachers, teachers, singers and the ministries they help support and listed a few of those. You can get full report from Mr. Fricks.

Each year North Ga. Mountain Ministries provides two months of summer day camp for Unicoi children ages 4-12 and a love offering is given to this ministry every year in appreciation for this program.

Mr. Fricks expressed appreciation to the chapel committee and the many volunteers that make the worship services really honor God, Our creator and savior.

Treasurer report- From 7-1-2013 to 9-3-30-13

| | |
|--------------------------------------|-----------|
| Beginning balance ----- | 13,997.89 |
| Offerings which is total income----- | 5,301.97 |
| Total on hand----- | 19,281.84 |
| Total expenses ----- | 2,603.79 |
| Balance ----- | 16,678.05 |
| CD Total----- | 33,588.05 |

Recognition of retiring board directors: Kathy Davis and Arlon Maddox

David Stover Presented each with a plaque and thanked them for their services.

Door prizes: \$50-\$75-\$100 off of the 2014 maintenance fees

Winners- Ann Tanner- \$50.00

Beth Cruz - \$75.00

Eleanor Cross - \$100.00

Questions from owners:

- 1-What is status of campground wi-fi . David Stover stated he would look into history.
- 2-Why was budget lower for employee benefits. Beth stated it was due to savings and no benefits w cut.
- 3-How can owners be kept abreast of bylaws being reviewed Bonnie Jordan stated that you can give your email to Committee secretary Sandra Walker.
- 4- Why we did not use any preservatives on our decks. Ricky Carter stated it was being researched.
- 5-Lady asked about petitions. David Stover stated that we do not have enough names on petition.

Election results: Pat Carver committee chair reported

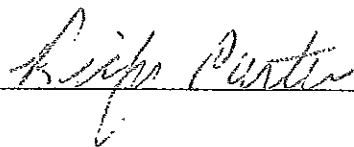
Introduced and thanked the Election committees 11 members

Members- eligible to vote-2059 , absentees cast- 0 , Ballots cast on meeting day-9 , less void or invalid ballots-25 , Total Valid Ballots cast-----642

Vote results- Candidate – John Gaines 487, Tommy Walker-419, W.R. Harber -344

Meeting adjourned at 2:29 PM

Ricky Carter



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INITIAL MEETING AFTER ELECTION
September 21, 2013

1. Attendance. Present: David Stover, Marvin Hill, Gary Bryan, Ricky Carter, Beth Cruz, Tommy Walker, and John Gaines. Absent: none.
2. David Stover, Current President, called the meeting to order at 3:00 P.M. Welcomed the two new members: Tommy Walker and John Gaines.
3. Then called for nominations for:
 - President - Beth Cruz made motion for David Stover and Ricky Carter seconded it. Vote was unanimous.
 - Vice-president – Marvin Hill made motion for Gary Bryan and Tommy Walker seconded it. Vote was 6 to 1 with Beth Cruz abstaining. Approved.
 - Secretary – Tommy Walker made motion for Ricky Carter and David Stover seconded it. Ricky made motion for John Gaines and Marvin Hill seconded it. Ricky Carter then declined his nomination. Vote for John Gaines was 6 to 1 with John Gaines abstaining. Approved.
 - Treasurer – Ricky Carter made motion for Beth Cruz and Tommy Walker seconded it. Vote was 5 to 2 with Gary Bryan and Marvin Hill abstaining. Approved.
4. As new President, David stated that he wanted to ensure an open dialogue within the board and work on defining the assignments in order to have a better understanding of the duties and responsibilities. Challenged each member to assist with this as a goal.
5. Assignments were discussed and assignments made as follows:
 - Grounds - Ricky Carter with Gary Bryan as his assistant.
 - Buildings - Gary Bryan with Ricky Carter as his assistant.
 - Activities - Marvin Hill with Tommy Walker as his assistant.
 - Equipment – Tommy Walker.
 - Owner Relations – Tommy Walker.
 - Rules and Regulations – John Gaines.
 - By-laws – Ricky Carter with John Gaines as his assistant.
 - Safety – David Stover will be lead and have some outside representatives (fire chiefs from surrounding areas), as well as, some owners. All board members can provide input.
6. Marvin Hill made a suggestion to move the board meeting dates to Fridays. Discussion followed and a decision was made to talk with owners between now and next schedule meeting, October 19, 2013, and at that meeting the new schedule would be established.
7. John Gaines, new secretary, made suggestion for board members and managers to provide by email their information and/or reports no later than 10 days prior to the next meeting. Secretary will consolidate the data and return a draft for their approval, additions, and deletions, no later than the 5

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BOARD OF DIRECTORS MINUTES**

days prior to meeting. This will allow for the complete package for next meeting to be emailed to the office for printing, collation, and placed into Directors folders. Note: This will require all of us to cooperate to make this happen but it will truly help make our meeting more efficient by each of us having the same documents in the same order. This will allow each of us to know ahead of the meeting all subjects to be discussed and be prepared for any questions from the owners.

8. New members should see Office Manager for a copy of the contact information of the board members and managers.
9. Meeting adjourned 4:45 P.M.

Respectfully submitted for approval.

John Gaines
John Gaines
Secretary