

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
September 18, 2009**

Board Members in Attendance: Aileen Connor, President
 Beth Griner, Treasurer
 Wesley Copelan, Secretary
 Doug Waters
 Ronald Brett
 Doug Shaver

Board Members Absent: Lee Roy Brantley, Vice President

8:30 a.m. Call to order by President Connor
A prayer to open the meeting was given by Ron Brett.

Approval of Minutes from August 21 2009

**A motion was made to accept the corrected minutes from the August 21, 2009 meeting.*

Motion by Wesley Copelan

Second by Beth Griner

Vote was 4-yes

1-no (Doug Waters)

Correction to August Agenda

President Connor pointed out that there was an inaccuracy in the agenda from August. The section regarding the Safety Standards for Clubhouse, Activity Building and Pavilion, should have read: Safety Standards for Clubhouse and Activity Building.

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of August 31, 2009 - \$853,130.14 (2271 paid)
- Maintenance fees collected as of August 31, 2008 - \$765,862.31 (2357 paid)
- We have 15 names on the waiting list for RV storage.
- There are 3 golf cart storage sites available (non-electric)

Joyce asked the board to clarify the parking rules by the Chapel. The board wishes to reiterate that there is no overnight parking Friday or Saturday nights beside the chapel to allow parking for those attending services.

Steve Tallman – Maintenance Manager:

This highlighted report covers August 18 to September 14, 2009. More complete details are available in the office.

- Moved 457 campers, compared to last year, 430 campers.
- Cut grass
- Various repairs to buildings.
- Various repairs to rentals.
- Cleaned and maintained both pools each day.
- Repaired cable TV at various sites.
- Performed maintenance and made various repairs to golf carts.
- Reported to EPD on compliance work performed.
- Various repairs to numerous sites.

Steve reported that the damage caused by a fallen tree limb to a rental had been repaired and that a sludge test was performed on sewage tanks and they need to be flushed, along with our fresh water tanks need to be cleaned, a task which we do every 3 years.

OLD BUSINESS:

Open / Close Dates

The dates to close and re-open the park were discussed and the following motion was made:

A motion was made to close the park on January 4, 2010 and re-open the park on March 15, 2010.

*Motion by Ron Brett
Second by Doug Waters
Vote was 4-yes
1-no (Doug Shaver)*

Ownership Sales

The board discussed the possibility of having a 1 Day Sale in the future to help maintain a constant level of ownership for budgetary purposes. The board decided to take no action at this time and will be discussed further next month.

Number 2 Bath House

During the winter renovations the remodeling of bath house #2 was taken off the plans due to the time involved to perform the work and the cost of the project. This project will be re-assessed and placed back on the long range plans for future renovation.

A motion was made to postpone the remodeling of bath house #2.

Motion by Doug Shaver

Second by Beth Griner

Vote was unanimous

Smoking on Activity Building Porch

To be discussed during Owner Relations.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summary for August.
- The bank balance in the investment account is \$20,461.89 as of August 31st. Our investment earned \$1171.59 year to date. Our interest rate is 1.25%.
- First Georgia Money Market Account earned \$2067.39 year to date with a balance of \$142,067.39.
- Traditions Bank Money Market Account earned \$1162.24 with a balance of \$101,162.24. I moved \$90,000.00 for September expenses.
- I called our insurance agent and discussed the coverage of our buildings. I am still working on more information.
- Our Auditor, Wade Owen will meet with the board on Saturday at 10:00am.
- The Finance Committee has been working this week to finish the final preparations for the Annual Meeting.
- We need to discuss proposed budget for annual meeting.

A motion was made to not change the Maintenance fee for 2010 from \$375.00 and also to not change the RV Storage fee from \$325.00 per year or \$32.50 per month.

Motion by Doug Shaver

Second by Doug Waters

Vote was unanimous

A motion was made to present a preliminary proposed budget for 2010 so owners can review at the Annual Meeting.

*Motion by Beth Griner
Second by Wesley Copelan
Vote was unanimous*

A motion was made to have excess membership income over expenses for year ending December 31, 2008 to be applied to subsequent tax year 2009 per IRC Section 277 as provided by the IRS Rule 70-604.

*Motion by Beth Griner
Second by Wesley Copelan
Vote was unanimous*

Activities – Doug Shaver:

Halloween planning is underway for October 30th and 31st with the idea of keeping cost low. Planned activities include: Costume Contest, Camper Decoration Contest, Haunted Trail, Pumpkin Carving, Kids Crafts, and Wagon Rides.

Adjourn for lunch at 12:05pm

Reconvene from lunch at 1:05pm

Buildings – Doug Waters

See Maintenance Report for detailed information.

Grounds – Ron Brett

See Maintenance Report for detailed information.

Rules – Lee Roy Brantley

Lee Roy Brantley was absent – No report given
Code of Conduct was tabled until October Meeting.

Owner Relations – Wesley Copelan

New letters were reviewed; old letters have been responded to and mailed.

Smoking in common areas was discussed due to questions regarding members smoking on the front porch of the activity building. While the board acknowledged that a smoking receptacle is present on the porch, the only designated smoking area is the side porch of

the clubhouse. Maintenance was instructed to remove the receptacle from the activity building porch and an announcement will be made at the annual meeting.

NEW BUSINESS:

September 2, 2009 Weather Alert

A weather alert was sounded in error on September 2, 2009. It appears there was a malfunction of the system or at the E911 Center in White County. The exact cause has been investigated by Motorola and no definitive reason has been discovered as of yet.

A motion was made to adjourn to Executive Session at 3:05pm.

Motion by Wesley Copelan

Second by Doug Shaver

Vote was unanimous

A motion was made to reconvene Regular Session at 3:24pm

Motion by Beth Griner

Second by Ron Brett

Vote was unanimous

Winter Temp Storage

A Motion was made to have winter temporary storage for campers at \$32.50 per month and winter storage for golf carts at \$10.00 per month from November 1, 2009 to March 15, 2010.

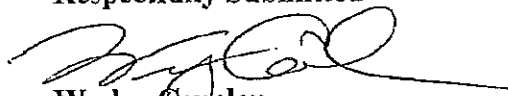
Motion by Beth Griner

Second by Doug Shaver

Vote was unanimous

Meeting was adjourned

Respectfully Submitted



Wesley Copelan

Secretary