

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
September 19, 2008**

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

8:30 a.m. Call to order by President Connor: Board Meeting
 A prayer to open the meeting was given by Lee Roy Brantley.

Approval of August 15, 2008 Minutes

*A motion was made to approve the minutes of the August 15, 2008 meeting.
 Motion by Lee Roy Brantley
 Second by Beth Griner
 Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of August 31, 2008 total \$765,862.31.
- To compare with last year, as of August 31, 2007, \$759,580.65 had been collected.
- There are currently 30 names on waiting list for storage.
- There are 11 names on the waiting list for golf cart storage.
- We have experienced a 3% increase in occupancy for the first 8 months of 2008 compared to the same period in 2007.
- 50 owners still owe 2008 dues.

Steve Tallman – Maintenance Manager:

- Moved 430 campers. Last year moved 371 campers in same time period.
- Replaced several breakers due to excessive tripping.
- Repaired water line leak underground near sites 4, 12, 59, and 112.
- Replaced bulbs in various site lights.
- Installed new site light poles on 73, 74, 75, 76, 77, 194, and 271.
- Repaired faucet in bath house 2, and repaired shower in bath house 1.
- Performed various repairs to rentals, activity building, and recreation areas.
- Grass and landscaping maintained.
- Performed various minor repairs to other park areas.
- Started a written preventative maintenance program.

OLD BUSINESS:

Golf Cart Trailer Storage

Tabled until January budget meeting.

Golf Cart Maintenance Contract

A golf cart maintenance contract was received from Matt Boyd and contained the following provisions: Annual Contract

1 Service each 6 Months

65.00 initial service charge per cart, with 45.00 per cart charge after initial service.

50.00/hr + parts for additional needs.

75.00 Trip Charge

Will service member's carts at 65.00 for full service same visit.

*A motion was made to accept the contract submitted by Matt Boyd as written.

Motion by Beth Griner

Second by Ronald Brett

Vote was unanimous

Winter Site Upgrades

Upon discussion of upcoming winter site improvements, some confusion had arisen concerning the bids received from Square Deal and the details of what work was included and what was not. Multiple figures were received and there were some discrepancies within these prices and confusion among board members as to these conflicting prices. Further review was deemed necessary, with expediency considered a priority, to remain on schedule to begin these projects. In light of these issues, the following motion was brought forth:

*A motion was made to rescind prior board action on July 18, 2008, and recall winter upgrade bids back for reconsideration, look at bids again due to cost of Square Deal bid, submit detailed bid specifications and receive a new bid for site upgrades in area 2, sites 53 thru 68.

Motion by Doug Waters
Second by Ronald Brett
Vote was unanimous

Pool Closing Dates

*A motion was made to close the upper pool on September 22, 2008.

Motion by Beth Griner
Second by Wesley Copelan
Vote was unanimous

*A motion was made to close the lower pool October 31, 2008.

Motion by Beth Griner
Second by Doug Shaver
Vote was unanimous

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summary for August. Our bank did not transfer money as requested when they were supposed to, resulting in some NSF charges. The bank acknowledged this error and credited back our account for these charges.

- Investment account balance is currently \$74,669.68 as of August 31st, earning 2.75% (\$250.36) for the month of July.
- 2007 Taxes have been signed and filed.
- We have spent \$1824.44 on Blossom Gas to heat the lower pool.
- Received a new proposal from Tek-Choice to maintain our computer systems.
- Property taxes are due in November this year and have increased \$1800.00 from last year.
- The auditor has completed our annual elective audit and will review with the board on September 20, 2008.

Activities – Doug Shaver:

- Breakfast in August went great.
- Labor Day weekend there was not much going on. We had a dance and everyone enjoyed it.
- Ice Cream is going good.
- New ice cream tickets will start October 1, and be yellow in color. The old ones will be void after this year.
- The 25th anniversary is finally here. We have a full day planned for Saturday starting in the morning and going until 10:00pm. We have a large amount of door prizes to give out. Let's all have fun and enjoy ourselves.
- Halloween day events are in the planning stages now for this year.
- Once again this would not be possible without the owners and volunteers jumping in and helping. Thanks to all.

Buildings – Ron Brett:

- Minor repairs to bath house 1, 2, and 5
- New lock set in activity building installed
- Replaced ceiling fan in activity building
- Installed new interior door in activity building

Grounds – Doug Waters:

Annual report was given summarizing this past year's accomplishments and challenges.

*A motion was made which addressed the issue of hazardous trees along our property line as it runs along Bean Creek Road, specifically, the immediate removal of 5 or 6 trees by All About Tree Service.

Motion by Doug Waters
Second by Lee Roy Brantley
Vote was unanimous

Rules – Lee Roy Brantley:

- Requests names to begin formation of reservation study committee.
- Wanted clarification on golf cart rule change from last months meeting.

Owner Relations – Wesley Copelan

Minutes were approved, summary was posted within 2 hours of prior meeting, and various letters discussed and will be responded to.

NEW BUSINESS:

Water Restrictions

Although there is no longer a water ban in effect, water restrictions are still in place for White County and we must continue to follow these restrictions.

Coast to Coast

The board is currently reviewing the agreement with Coast to Coast and will be adding "Black Out Dates" and modifying which sites are available for Coast to Coast members.

Annual Meeting Procedures

Procedures were discussed as to the format and agenda for the annual meeting on September 20, 2008 at 11:00am.

Open and Close Park

Dates for park closure and re-opening will be set at the October Board Meeting.

Employee Christmas Party

The annual employee Christmas Party will be held on November 21, 2008 at 6:00pm at Runway Fish House in Baldwin Ga.

Other New Business

Pet Policy During Severe Weather

An incident arose during a Severe Weather Warning during the month of August in which an owner who brought their pet to the shelter area and was refused admittance with their pet. This incident brought up an issue previously not thought of, which must now be considered. The board discussed and reviewed the issue and made the following motion:

*A motion was made stating a new park policy which reads: "In the event of a Severe Weather Warning, which necessitates the evacuation of members to a designated shelter, members are allowed, and encouraged, to bring their pet(s) with them to, and into, such designated shelter, provided, said pet(s) are properly restrained by their owners, either in a carrier, are hand held, or on a leash."

Motion by Wesley Copelan
Second by Beth Griner
Vote was unanimous

Owners Board

Recently, a couple of highly offensive postings have been placed on the owner's board, and subsequently removed. While some may think these offensive postings are humorous, keep in mind that this is a family resort with many children around who do not need to view or read that trash. It is this boards stand that any such material posted or displayed which is deemed offensive and vulgar will not be tolerated, be immediately removed, and whoever posted such materials will be brought before the board for reprimand and or sanctions.

Meeting was adjourned

Respectfully Submitted



Wesley Copelan
Secretary