

**Minutes of the Annual Meeting
Unicoi Springs Owners Association
September 19, 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**

Call to order at 11:00am by President Connor.
Prayer by Jesse Browning

Auditor – Wade Owens

Tim Thomas, with the firm Owen & Thomas CPA, presented the members with a review of our annual audit in the absence of Mr. Owens. He presented the members with the opinion that the Resort was in sound financial shape currently with proper reserves set aside for the future. He encouraged continued diligence financially to maintain those reserves due especially to the current economic conditions that continue nationwide. Mr. Thomas did point out an error on their report in regards to a misclassification of an item in the report. While the error does not reflect any change to the totals of the financial status of the resort, his office will correct the misclassified item and reprint the report for us.

Introduction of Staff

Joyce Tallman introduced the office and housekeeping staff and Steve Tallman introduced the maintenance staff.

Welcome – President Connor

President Connor provided opening remarks and offered a few gentle reminders to members:

- Smoking in common areas is allowed only in the designated area on the side porch of the Clubhouse.
- All children under the age of 15 must be supervised while in the pool at all times by a parent or guardian.

- Pet owners please follow all rules regarding our policies. For example: leash lengths permitted, vicious breeds not allowed, and cleaning up after your pet.
- Follow all traffic signs and observe speed limits. This applies to vehicles, golf carts, bicycles, scooters, etc.
- Winter temporary storage availability.
- Respect board members.

Annual Directors Reports

Finance- Beth Griner

Beth Griner reviewed 12 month statement of operations, cash comparisons from 9/1/08 to 9/1/09, 2008 fiscal year budget summary preliminary proposed budget for next year, capital improvements summary and long range plans for 2009 to 2019. A power point presentation was projected on a screen so that all members could view the details of her report. She also notified the members that this year's budget will likely end up with a \$50,000.00 shortfall due to less ownerships sold, less rental income, and other factors.

Activities-Doug Shaver

Doug Shaver wished to thank all volunteers for their help throughout the year. A power point slide show of highlights from the year and discussed the upcoming Halloween weekend plans. A special thank you was given to Marvin Hill for all his help throughout the year.

Buildings-Doug Waters

Doug Waters thanked owners for their continued support and a power point slide show highlighting improvements made throughout the year and also some humorous happenings. He also urged support for continued upgrades to sites and the park as a whole.

Grounds-Ron Brett

Ron Brett presented a power point slide show highlighting daily activities of the maintenance crew, projects completed this year, upcoming winter renovations, and long range projects.

Rules-Lee Roy Brantley

President Connor reported that Lee Roy was doing well following his surgery and that the Code of Conduct will be further discussed and implemented at a later date.

Owner Relations-Wesley Copelan

Wesley Copelan discussed that 77 letters have been received this year and all but those received the previous day had been responded to. He also suggested the proper format for a group letter to be presented to the board.

Chapel Report

A report on the chapel activities was presented by Bill Frick describing the various activities, involvements and ministries from the previous year. A copy of that report can be obtained by request in the office.

Security

Hugh Elrod, who has served as our head of security for the past 13 years, introduced his officers.

President Connor made a few additional announcements:

- The lower pool will close on September 28th.
- The park will close on January 4, 2010 and re-open March 15, 2010.
- Juke box bids need to be resubmitted with the next newsletter due to lost bid.

Questions

Questions were solicited from members who had any to ask the board. Three questions were fielded.

1. A question was asked about the new security cameras. What and where? They were told that we have various cameras in the common areas and they were not operating properly and need to be replaced.
2. Thanks to the Board for our service, and please make billiard room a priority.
3. Weather alert siren error on September 2. The situation with the error was explained.

Door prizes were given by drawing tickets out of a box to 3 lucky members for discounts off next years membership fees.

Election Results

Pat Carver introduced her election committee and briefly described their duties in processing the ballots and counting. There were 3 positions up for election and 9 members who qualified to run for those positions. The results were as follows:

Gary Bryan – 466 votes
Mark Carter – 187 votes
Aileen Connor – 392 votes
Henri Daniel – 170 votes

Larry Ginsberg – 279 votes
Bob Harber – 115 votes
Danny Register – 264 votes
Doug Waters – 504 votes
Elizabeth Williams – 201 votes

The winners of the election by having the most votes were:

Gary Bryan
Aileen Connor
Doug Waters

Meeting was adjourned.

Respectfully Submitted,



Wesley Copelan
Secretary