

**Minutes of the Board of Directors Meeting  
Unicoi Springs Owners Association  
July 17, 2009**

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

**Board members Absent:**           Wesley Copelan, Secretary

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

**Minutes from June**

\* A motion was made to have Doug Waters take minutes of the meeting in the absence of Wesley Copelan.

Motion by Doug Shaver  
Second by Ron Brett  
Vote was 4 – yes  
                  1 – no (Beth Griner)

**Managers Reports**

Joyce Tallman – Office Manager:

- Maintenance fees collected as of 6-30-09   \$844,960.84 (2253 accts paid)
- Maintenance fees collected as of 6-30-08   \$760,307.03 (2337 accts paid)
- Currently have 26 names on waiting list for storage.
- We would like to send the newsletter and election material out the first week of August if you have anything to put in it please give to Christine.
- Discuss washing of golf carts.

Doug Shaver inquired if we were offering partial payment on dues. Joyce stated that yes we were, but only a few people were taking advantage of this.

A question was asked regarding vacancy of golf cart storage spaces; Joyce stated we had about 11 vacant spaces.

Doug Shaver requested Ice Cream Revenue Information.

Joyce asked about the policy on washing golf carts. The board will discuss later in the day.

Steve Tallman – Maintenance Manager:

This highlighted report covers June 2009. More complete details are available in the office.

- TV was replaced upstairs in the clubhouse.
- Moved 486 campers last month, compared to last year 429.
- Replaced various light bulbs at sites.
- Cut grass
- Replaced various breakers at sites.
- Pressure washed several decks.
- Repaired several decks.
- Built several picnic tables at sites.
- Various repairs to buildings.
- Various repairs to rentals.
- Built stage for July 4<sup>th</sup> DJ.
- Cleaned up after July 4<sup>th</sup> weekend.
- Maintained equipment.

Planned work next month:

- Repair sidewalks around clubhouse.
- Build covered shelters by 3 fire rings.
- Install salt water system at lower pool.
- Work on estimates to resurface basketball court.

Steve passed out information on infiltrators for installation into our septic tanks to eliminate odor problem. These units are air injectors. Air injection causes bacteria to grow which eliminates odors. This system would cost \$6400.00 and would include 5 systems.

Steve notified the board that the moving of campers is still increasing each month and also that our security camera system is obsolete, parts are not available, and we need to plan to replace the system soon.

Pool heating LP Gas usage this year was 883 gallons (\$1759.42) compared to 695 gallons (\$1200.00) last year. Keep pool temp set to 82 degrees.

**OLD BUSINESS:**

**Trailer Taxes and Tags**

Doug Shaver got information about trailer taxes and tags. He informed the board that it is the owner's responsibility to see that their taxes are paid.

**Guidelines for Maintenance Building**

Each board member was given a handout with suggested guidelines to review and bring back to August meeting to discuss further.

**Safety Standards for Clubhouse, Activity Building and Pavilion**

No Report

**Code of Conduct in Common Areas**

Lee Roy Brantley handed out a proposed list for the board's consideration. Each board member will review and will discuss further at the August meeting.

**Fines, Fees and Deposits**

The board discussed a need to update our list of charges and will finish this discussion next month.

**Future Open Board Meetings**

Aileen Connor commented that the prior open board meeting was good. Owners would like for audio/microphones so owners can hear what is said. An open board meeting will be held in August in the activity building and microphones will be used.

**Meet the Candidates Meeting**

Meet the Candidates will be held Saturday August 22, 2009 at 11:00am. Candidates will be allowed 5 minutes to go over their resume. Questions will be policed so as not to be repeated over and over.

**Annual Meeting**

The annual meeting will be discussed at the August meeting.

**Juke Box**

Bid form will be placed in the newsletter to be mailed to all owners.

## DIRECTORS REPORTS:

### Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summaries for June.
- The bank balance in the investment account is \$134,575.25 as of June 30th. Our investment earned \$1070.46 year to date.
- First Georgia Money Market Account earned \$1550.94 year to date with a balance of \$141,550.94.
- Traditions Bank Money Market Account earned \$852.69 with a balance of \$100,852.69.
- Renewed CD at Mountain Valley Bank at 2.26% for 18 month term. I rolled the interest in with the activity CD at \$28,803.87. Interest earned was \$938.25.
- Joyce renewed the contract with Blossman gas at a rate of \$1.59. This savings is being passed on to the owners.
- Tek-Choice is providing us with monthly maintenance for our quarterly rate.
- Our annual insurance audit reflects an additional premium of \$3811.00.
- The finance committee will be meeting next Friday July 25<sup>th</sup>.

#### Other notes:

Improvements:	Budget	\$60,000.00
	Spent	\$45,000.00
		\$15,000.00 Balance

Activities	Budget	\$10,000.00
	Expense	\$6221.38
	Income	\$4984.00

Beth will prepare 2010 proposed budget.

Doug Shaver asked if we could change the cash summary with breakout of CD's and Money Market dollars.

CD's	\$677,874.44
Money Market	\$242,403.63

### Activities – Doug Shaver:

Breakfasts are going good. There were many volunteers for July 4<sup>th</sup>. The military men and women were recognized and the food was good. Labor Day will feature a chicken BBQ. Sign up will be required and the cost will be \$5.00.

Doug brought up the fact that the cost to have a DJ and one movie for Labor Day would cost the park \$850.00, and suggested that since the movies were so popular, that we forego a DJ this holiday, purchase a movie system, thus saving the park the rental fee to show movies. This would allow the park to show movies at any time with no additional cost.

\*A motion was made to purchase an Outdoor Movie System from Inflate-a-fun for \$3799.00 plus tax for activities.

Motion made by Doug Shaver  
Second by Beth Griner  
Vote was unanimous

Card players reserved the Activity Building for the month of July. Doug Shaver will handle this issue.

#### **Buildings – Doug Waters**

Doug Waters brought to the boards attention that some owners were willing to do fundraisers to pay for the development of a dog run or fenced in dog play area. Doug recommended the use of the walking trail behind golf cart storage area near upper pool. The board members will look at the area and report back their findings at the next meeting.

Doug Waters brought to the boards attention he wanted to bring someone in, incognito, to do an occupancy/floor plan study in the clubhouse.

#### **Grounds – Ron Brett**

Ron requested the board to consider putting off the already approved plan to remodel bath house #2. The estimated cost of this is \$35,000.00. He recommended that we only do the site upgrades of area 2. There was a discussion about the walls costing \$10,000.00.

\*A motion was made to close area 2 on November 1, 2009 for winter project.

Motion by Ron Brett  
Second by Lee Roy Brantley  
Vote was unanimous

Approval was given to Steve to order enzymes and add to our system to lower odors at a cost of \$333.75.

#### **Rules – Lee Roy Brantley**

Dogs are not being walked on a leash, or kept on a leash at all times when not kept in a camper. Lee Roy submitted code of conducts for review.

#### **Owner Relations – Wesley Copelan**

Letters were reviewed.

**NEW BUSINESS:**

**Personal Property Left in the Park Unattended**


The board discussed personal property being left in the park unattended. We will put a friendly reminder in the newsletter of this rule.

**Washing of Golf Carts**

Washing golf carts will be allowed by using bucket water only. No hose will be allowed. Owners must observe all water restrictions in place locally.

**Meeting was adjourned**

**Respectfully Submitted**



**Wesley Copelan**  
**Secretary**