

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
October 16th, 2009**

Board Members in Attendance: **Doug Shaver, President**
 Ron Brett, Vice President
 Beth Griner, Secretary/Treasurer
 Aileen Connor

Members Absent: **Wesley Copelan**
 Gary Bryan
 Doug Waters

9:00 a.m. Board Meeting called to order by President Shaver:
 A prayer to open the meeting was given by Vice-President Ron Brett.

President Doug Shaver said due to lack of quorum we will just report and postpone all official business to next month.

Minutes for September

The Board accepted the minutes with corrections for September and will get an official motion at next meeting.

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance Fees paid as of 9-30-08 \$769,520.56 2356 accounts
- Maintenance Fees paid as of 9-30-09 \$853,863.29 2273 accounts
- There are 11 names on RV storage waiting list.
- There are 2 Golf Cart spots available, no electric.
- Rough Draft of Newsletter, Provide changes by November 1st.
- When there is a full Board at next meeting, I will discuss marketing sales for the past year.
- Are we to put the policy that the board approved in August, which restricts maintenance building and use of parts in the rules and regulations?
- Discussed meal clean up for activities and having an activities purchaser for supplies.
- Discussed closing of a few rentals to save money.

Steve Tallman – Maintenance Manager:

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

- Moved 381 campers, compared to 535 last year.
- Had fence installed around fresh water storage tanks in the 300 section, as required by EPD.
- Built breaker box stand and installed it in area 2 for new 50amp upgrade.
- Worked on Fire Marshals Inspection List in activities building and club house.
- Extended handy cap rail on ramp to activities building.
- Fabricated No Smoking sign and hung on activities building porch.
- Patched and sealed roof on rental 13, where limb went thru.
- Did preventive maintenance on golf carts.
- Scheduled follow up inspection with EPD.
- Started ordering materials for area 2 upgrade.

These are highlights from the Maintenance Managers Report. The full report is posted and or available in the office.

Steve provided some information on upcoming needs for budgetary purposes. They will be reviewed and discussed at the next meeting.

OLD BUSINESS:

The Annual Employee and Board Members Christmas Dinner is Friday, November 20th, 2009, 6pm at the Runway Fish House.

DIRECTORS REPORTS:

Finance – Beth Griner:

- I. Reviewed and audited check ledgers and cash summary for September.
- II. The bank balance in investment account is \$35,370.83 as of September 30th, 2009. Our investment earned \$1198.99 year to date. Our interest rate is 1.3%.
- III. First Georgia earned \$2315.75 with balance of \$142,315.75. Interest rate 2.127%. I moved \$60K for October expenses.
- IV. Traditions Bank earned \$ 1,204.77 with balance of \$11,204.77. Interests rate is fluctuating 1.687% to 1.144% last month.

- V. I updated the 2010 proposed working budget with a few changes for your review.

Buildings -- Aileen Connor

Refer to Maintenance Report, which is available in the office. Ms. Connor reported she would be surveying all buildings in November and January. She is looking forward to getting owners involved in small projects. She recommended that we put yard tools in the covered golf cart storage area and put in some higher toilet seats in bathhouses.

Grounds -- Ron Brett

Refer to Maintenance Report, which is available in the office. Mr. Brett reported that Habersham EMC would be out soon for area 2 upgrade. He reported two of our Leland Cypress trees are dead and need replacing. He also reported the water flow issues we are having up in H-lot.

Activities -- Doug Shaver:

Doug reported there would be a Halloween activities committee meeting tomorrow after the last breakfast of the season. Thanksgiving is around the corner and preparations are underway. He reported the activities cut backs due to budget. Doug stated that he would be donating a popcorn machine.

Rules -- Doug Waters:

No report given due to absence.

Owner Relations -- Gary Bryan

No report given due to absence and owners letters will be reviewed at November Meeting. Doug Shaver and Aileen Connor received individual letters that will be addressed by President, Doug Shaver.

Equipment -- Wesley Copelan

No report given due to absence.

NEW BUSINESS:

The Board reviewed the 2010 Holiday Activities Calendar for Newsletter and Website. Mrs. Griner gave the Board a new preliminary proposed budget for their review with some recommended budget cuts.

Doug Shaver offered to the board a new 5ton heat pump at a cost of \$950. Beth was instructed to call other board members to see if interested in this offer. If purchased it would be for the activities building.

Discussions for next month:

- Ownership Sale
- Code of Conduct
- Sale of Kilns
- Clubhouse Clutter
- Proposed Budget for 2010
- Next year meeting dates and open board meetings.

The Board went in to executive session at 11:10 a.m. and ended at 11:15 a.m. to discuss an owner and personnel issue.

Meeting was adjourned

Respectfully Submitted



Beth Griner
Secretary/Treasurer