

**Unicoi Springs Owner's Association  
Minutes of Called Meeting of Board of Directors  
October 14, 2020**

**On October 14, 2010 at 6:00 PM the Board met for a meeting called by President Gary Bryan.**

**All board members were present.**

**President Bryan called the meeting to order at 6:00 PM.**

**President Bryan went over the agenda for the open board meeting.**

**Open board meeting procedures were discussed.**

**A motion was made to adjourn at 7:20 PM.**

**Motion by Diane Phillips**

**Second Kathy Davis**

**Vote Unanimous**

**Unicoi Springs Owners Association  
Minutes of the Board of Directors Meeting  
October 15, 2010**

**Board members in attendance: Gary Bryan, President  
Ronald Brett, Vice President/Grounds  
Doug Waters, Secretary/Rules and Regulations  
Diane Phillips, Treasurer  
Aileen Connor, Buildings  
Mark Cook, Owner Relations/Equipment  
Kathy Davis, Activities**

**8:30AM Board meeting was called to order by President Bryan.**

**Opening Prayer was given by Joe Marie**

**Minutes for September 17/18, 2010 meetings were approved.**

**Motion by Diane Phillips**

**Second Aileen Connor**

**Vote Unanimous**

**Office Manager's Report - Joyce Tallman.**

**Currently we have 4 names on the waiting list for RV storage and 1 name on the Golf Cart storage list.**

**Maintenance fees collected as of September 30, 2010 \$855,985.12**

**Maintenance fees collected as of September 30, 2009 \$853,863.29**

**Reservations for the annual employee Christmas party have been confirmed at Runway Restaurant for 6:00 PM November 19<sup>th</sup>.**

**Joyce discussed ways to save paper.**

**Joan Bowman has returned to work.**

Joyce Tallman will have knee surgery next week.

Maintenance Manager's Report - Steve Tallman.

Moving campers and general maintenance occurs daily.

Preparations are being made for the winter projects.

Upper pool deck needs complete renovation due to rotten wood.

Reported that Scott Boyd had both knees replaced and is doing fine.

See maintenance report for more information.

President Bryan made comments on owner's request for maintenance assistance. Employees are more than willing to help owners. Many times they cannot come right away and the owner gets mad. President Bryan advised owners to not harass the staff when they cannot come immediately.

Old Business

The upper pool deck has been torn down and needs complete renovation.

The final reading of the Code of Conduct will be at the November 2010 meeting.

The winter project for area six was discussed. Progress has started and Habersham EMC ran electrical wires for power.

Director's Report

Rules and Regulations: Doug Waters

Camper washing rules will be clarified in the 2011 rules.

Finance: Diane Phillips

United Community Bank investment account balance is \$49,622.04. Interest earned this period is \$14.28. Interest rate is .60%.

First Georgia investment account balance is \$138,868.33. Interest earned this period is \$136.03. Interest rate is 1.20%.

Rabun County Bank investment account balance is \$112,144.49. Interest earned this period is \$117.10. Interest rate is 1.10%.

The checked register, cash summary, statements of assets and liabilities were reviewed and the bank statements were audited.

Equipment: Mark Cook

Equipment maintenance reports were reviewed. Mr. Cook was very impressed. Mr. Cook will start keeping records on all equipment.

Buildings: Aileen Connor

Rental camper on 196 will be moved to site 125 to free up 196 for larger campers. Rental camper on 125 will be moved to site 65.

Repairs have been made to bathhouses (3-4-5).

Buildings will be surveyed for repairs. A list will be given to maintenance.

Grounds: Ronald Brett

Refer to the Maintenance Report.

General maintenance occurs daily.

Professional engineers made the recommendation that we install aerators with an additive

(bugs) at the pump stations. This year we will do one pump station to insure that this will take care of the constant odor given off at a pump station. This will be done when the park is closed due to the bad odor when the aerator starts up.

A committee will be formed to discuss a garden club.

Owner Relations: Mark Cook

Letters were discussed and owners will receive replies.

Activities: Kathy Davis

2011 Activity Calendar was presented and will be finalized for the upcoming newsletter.

Fall craft and yard sale was a success.

Halloween activities are being planned and all volunteers are welcome.

Thanksgiving meal will be November 13. Turkey, ham and dressing will be provided by the park. Please bring two pot luck dishes.

#### New Business

When you have questions go to the board member in charge of that area.

The activity building may be used by any owner group. It is not just a kitchen/dining area.

Garden committee was discussed in the grounds report.

Diane Phillips asked permission to explore options for the park to go green.

Owners were given time to ask questions.

At 10:50 AM the Board will reconvene in the Board room to handle personal and employee matters.

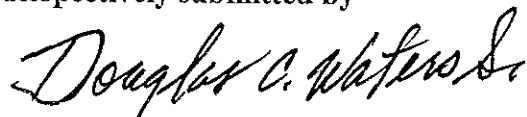
At 10:30 a motion was made to adjourn the meeting.

Motion by Aileen Connor

Second Kathy Davis

Vote Unanimous

Respectively submitted by



Doug Waters, Secretary