

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
October 20, 2012**

Board Members in Attendance: Kathy Davis, President
David Stover, Secretary
Ricky Carter-Grounds
Marvin Hill- Activities
Gary Bryan- Equipment
Arlon Maddox, Vice President
Beth Griner, Treasurer

8:30 a.m. Call to order by President Kathy Davis
A prayer to open the meeting was given by Gary Bryan
Pledge of allegiance to the flag was given by all directors

Approval of Minutes from September 22nd, 2012 regular meeting minutes as presented.

Motion by Beth Griner
Second by Arlon Maddox
Vote was 5 approval 2 abstained David Stover & Ricky Carter

Approval of Minutes from September 22nd, 2012 annual meeting as presented.

Motion by Beth Griner
Second by Gary Bryan
Vote was 5 Approval 2 abstained David Stover & Ricky Carter

Approval of Minutes from September 22nd, 2012 post election minutes as presented.

Motion by Beth Griner
Second by Arlon Maddox
Vote was unanimous

Approval of Minutes from October 6, 2012 special called meeting minutes as presented.

Motion by David Stover
Second by Ricky Carter
Vote was 5 approval & 2 abstain Gary Bryan & Beth Griner

Managers Reports:

Joyce Tallman – Office Manager

Maintenance fees collected as of September 30, 2012 \$826,647.04
Maintenance fees collected as of September 30, 2011 \$858,821.38
During the one week sale 34 ownerships were sold. Great job office staff.
There are currently 14 names on a waiting list for RV storage and 3 spots available for golf cart storage.(non-electric)
November newsletter will be sent to printers on October 29th.
The Food factory has been reserved for November 16th at 6:00 p.m. for our annual employee Christmas Dinner.

(Winter storage to begin November 1st, 2012 to park opening day March 1, 2013) Price to remain the same. Section 2 was determined to be used for cart storage.

Steve Tallman – Maintenance Manager:

This highlighted report covers:

Repair security camera #1 in security building

Repair security light

Cut trees, cut grass, bush hog back fields

Repaired loose handrail at clubhouse

Cut fire wood and put out around park

Cleaned, replaced hvac filters

Replaced 2 overhead logs at clubhouse

Performed general maintenance on bathhouses

Greased and performed general maintenance on equipment

Took annual water samples compliance

Moved 381 campers

Closed lower pool

Maintenance Managers full report for October 2012 may be seen in the office

Old Business:

Approval of Chapel Lease: no changes needed

Motion by David Stover

Second by Ricky Carter

Vote unanimous

Approval of a new form to build data base with owner's expertise, with corrections from board of directors. To be put on blog & newsletter, and send form out with newsletter. Post in clubhouse.

Motion by Beth Griner

Second by Gary Bryan

Vote was unanimous

DIRECTORS REPORTS:

Finance – Beth Griner

Reviewed check register, cash summary, statement of assets & liabilities, and audited bank statements, back charge cards

A motion was made to accept 2013 proposed budget presented with changes

Motion by Beth Griner

Second by Gary Bryan

Vote was unanimous

A motion was made to keep maintenance fees for 2013 at \$375 with split billing available. ½ due January 1st & other ½ due April 1st

Motion by Beth Griner

Second by Arlon Maddox

Vote was unanimous

A motion to accept the September 2012 Unicoi Springs Owners Association Corporate Resolution pertaining to all Bank Accounts and Safety Deposit Box.

Motion by Ricky Carter
Second by Arlon Maddox
Vote was unanimous

Rules – Arlon Maddox

The board discussed Confidentiality Agreement, Code of Ethics/Conduct and Operating Policy/Procedures.

Approval to table the Confidentiality Agreement, Code of Ethics/Conduct, Operating Policy/Procedures until November board meeting.

Motion by David Stover
Second by Marvin Hill
Vote was unanimous

Grounds – Ricky Carter

The board discussed the recommended winter project for 2012-2013. Discussed area 3 as stated on estimate by Steve Tallman, Putt Putt Area and Area Six Erosion. Rebuild steps at horse shoe area. Rebuild the two sets of steps in the tent area.

The board made a motion to approve winter projects- Area 3 as stated on estimate by Steve Tallman. Putt Putt Area and Area Six Erosion.

Motion by Gary Bryan
Second by Marvin Hill
Vote was unanimous

Buildings – Kathy Davis

The two large support beams near the outdoor clubhouse fireplace have been replaced. All buildings were inspected by the Buildings Committee volunteers and a five page "to do" list was given to the Maintenance Manager. He in turn immediately took care of all of the safety issues on the buildings list. A detailed list of building and rental maintenance repairs for this past month is available in the office and on our website. I'd like to thank the owners that took time out to complete this inspection.

Equipment – Gary Bryan

The maintenance records on and importance of greasing equipment were reviewed.

Owner Relations – Arlon Maddox

All letters were review and discussed by the board.

The Alpha Phi Omega from Georgia Tech to come do a working camp out on November 16th & 17th, 2012 with 25 people to exchange for them doing a community service project for the park.

Activities – Marvin Hill

Had several pot luck breakfast and lunches in the activity building. Bar-b-qued several beef briskets, boston butts, baby back ribs furnished by resort owners on Unicoi Springs Resort Smoker/Grill, great fun and fellowship was enjoyed by all participating. Discussed schedule for Halloween activities at Springs posted on Clubhouse Bulletin Board and Activity Sheet. Looking for more help on the October 26 & 27, 2012 children's events (signup sheet in clubhouse) Discussed and made changes of 2013 Calendar of Special Events.

New Business

Motion was made to go back to our previous billing procedures and send out monthly invoices.

Motion by Beth Griner
Second by Gary Bryan
Vote was unanimous

Motion was made to have on July 19, 2013 a Board Candidates Orientation in Activity Building starting at 7:00 p.m. including spouses.

Motion by Gary Bryan
Second by Arlon Maddox
Vote was unanimous


Motion was made to participate at the RV Show January 25, 26, 27, 2013 with a cost of \$1914.00

Motion by Beth Griner
Second by Arlon Maddox
Vote was unanimous

Motion was made to adjourn the Regular meeting at 5:00 p.m.

Motion by David Stover
Second by Ricky Carter
Vote us unanimous

Respectfully,



David F. Stover, Secretary