

**Minutes of the Board of Directors Meeting  
Unicoi Springs Owners Association  
November 21, 2008**

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

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

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

**Approval of October 17, 2008 Minutes**

A discussion was brought up by Doug Waters disputing the accuracy of the reporting in the minutes from October 17, 2008 in regards to the Weather Alert Siren Motion. He believes that there was an error in this motion and that in March of 2008 he was given permission to go ahead with the purchase and installation of the weather alert siren, at that time, by a formal vote, not just a verbal go-ahead.

\*Motion was made that the minutes of the March 14, 2008 Board Meeting are in error and incorrect. The minutes on March 14, 2008 do in fact reflect the motion to proceed. Motion to insert the corrected minutes showing the motion to proceed should be inserted in the November minutes and indicate the discrepancy in the draft of the final minutes.

Motion by Doug Waters  
Second by Lee Roy Brantley  
Vote was unanimous

Upon researching the records of the board meeting in March of 2008, it has been determined that an official vote was NOT made, nor a motion brought forth regarding the issue, and that the minutes from October 2008 reflect correct wording on how that issue need be resolved.

\*A motion was made to approve the minutes of the October 17, 2008 meeting as corrected.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was 4 yes – 1 no (Doug Waters)

### **Doug Waters Board Action**

Discussion was brought up in regards to the actions taken against Doug Waters at the October 17, 2008 board meeting. Mr. Waters was not present at the meeting in October 2008 in which such actions were taken, so he requested discussion on the matter. Mr. Waters was given opportunity to discuss his position on various issues and the decisions he made and was informed by the board on why the action taken against him was carried out.

### **Miners Mountain**

The board received letters from Don Gerteisen and Lenny Daniels of Miners Mountain Homeowners Association, Inc. in regards to “Impacts of Recreational Vehicle Storage Lots on the Community of Miners Mountain”. In this letter he requests that Unicoi Springs Camp Resort take appropriate action to eliminate the negative impact that the visibility of these storage lots has on their community and the property values therein. He suggests some ideas to minimize the visibility of these storage lots, and offered to open dialog with our board or representatives. Unicoi Springs Camp Resort has obtained all necessary and proper permits to develop the storage lots on our premises and is in no way outside of the legal use of our land. The board has decided, in light of possible civil action taken against the Resort in regards to this issue, to appoint Beth Griner as our liaison between Miners Mountain Homeowners Association and our attorneys and legal counsel.

### **Managers Reports**

Joyce Tallman – Office Manager:

- Maintenance fees collected as of October 31, 2008 total \$770,865.57 with 2360 Accounts paid leaving 46 unpaid this year (not counting arrears from past years).
- To compare with last year, as of October 31, 2007, \$757,678.20 had been collected.
- Newsletters and statements have gone out.
- Inquired about winter golf cart storage.
- Inquired about Christmas Eve day off for employees.

Joyce was given permission by the board to give all staff Christmas Eve and Christmas Day off.

Steve Tallman – Maintenance Manager:

- Moved 501 campers. Last year moved 381 campers in same time period.
- Poured concrete around drain pipes in H lot to prevent wash out.
- Replaced broken deck boards or handrails on 13 sites.
- Cut limbs at various sites and areas.
- Split firewood.
- Repaired or replaced light bulbs at 27 sites.
- Replaced broken sewage connection at site 305.
- Blew and vacuumed leaves around clubhouse.
- Replaced 2 main water line underground valves.
- Closed and winterized pool.
- Checked propane in all rentals 3 times.
- Cleaned up after Halloween festivities.
- Took 2 trucks to be serviced.
- Grass and landscaping maintained.
- Performed various minor repairs to other park areas.
- Began Winter Upgrades.

Golf Cart Service Company came out for our first visit and Steve Tallman expressed his satisfaction with his work.

Steve Tallman is reviewing and updating our Long Range Plans at the request of Beth Griner.

The board reviewed colors, materials, etc. for upgrading the bathrooms in the Clubhouse. A statement of work was issued to Steve Tallman for \$4300.00 for the work to make Clubhouse bathrooms ADA compliant.

#### **OLD BUSINESS:**

##### **Ways To Save**

President Connor instructed the board to think of ways to save. Ideas put forth were a coffee vending machine, an ice cream vending machine, no activities director, and no day time security. These were some of the ideas presented. The board will research these and others and discuss at a future meeting.

##### **Golf Carts / Trailers**

The discussion on Golf Carts and Golf Cart trailers was tabled until January.

### **Sign by the Road**

The sign by the road was discussed as to the need to change the wording or not in regards to accuracy and our membership costs. The board decided that the wording was accurate and based on our current membership costs, you could still camp for "less than 3.00 per day".

### **Finance Committee**

Criteria need be set as to the goals and duties of the finance committee, its members and its objectives. These criteria will be established at the January board meeting.

### **Split Payment Concerns**

Concern of the timing of the second installment of the split payment option for membership fees was brought up by some members, as that installment being due April 1, 2009 is very close to tax time on the 15<sup>th</sup> of April. This matter was discussed when the vote to allow split billing was passed.

### **OTHER OLD BUSINESS**

None

### **DIRECTORS REPORTS:**

#### **Finance – Beth Griner:**

- Reviewed and audited check ledgers and cash summary for October. Our bank has credited all the money for NSF charges, everything else is in order.
- Investment account balance is currently \$67,856.73 as of October 31st, earning 2.25% (\$74.08) for the month of October. On October 30<sup>th</sup>, the rate went to 1.75%. We tried to get a better rate and were unsuccessful.
- We have spent \$4518.00 on Blossom Gas to heat the lower pool.
- The chapel has offered to pay an extra \$50 more per month for electricity.
- Our MetLife Benefit package increased by only 6% this year as opposed to a 17% increase prior. This amounts to a \$5100.00 increase for this year.
- Insurance notified us of a possible lapse to our vehicle rental portion of our policy. I believe this to be minimal to no risk at all to the resort.
- Need to update board member information sheet.
- Received new contract with our attorneys at Weissman Nowack Curry & Wilco, P.C. Attorneys at Law. The retainer amount is \$1200.00.
- Estimated proposed 2009 Budget is prepared and ready for review.

\*Motion was made to accept and renew the new contract with our attorneys at Weissman Nowack Curry & Wilco, P.C.

Motion by Beth Griner  
Second by Lee Roy Brantley  
Vote was unanimous

\*Motion was made to accept the proposed estimated 2009 Budget now available for owners review.

Motion by Beth Griner  
Second by Doug Shaver  
Vote was unanimous

\*Motion was made to add Joyce Tallman as signer on accounts, and open 3 more money market accounts.

Motion by Doug Waters  
Second by Beth Griner  
Vote was unanimous

**Activities – Doug Shaver:**

- Served approximately 165 guests at the breakfast on October 18. This was the last breakfast of the year.
- Halloween Activities were great. The clubhouse was full of kids and adults for lots of food and fun. The activities were a hay ride, paint ball pumpkin carving, pet costume contest, and moonwalks. A costume contest and dance finished the evening.
- The Thanksgiving Dinner was enjoyed by many with a feast of goodies by all who came.

Without the fantastic group of volunteers we would not have had so many wonderful activities for our families to enjoy. I want to thank everyone who helped out this year to make our activities a huge success.

**Buildings – Ron Brett:**

- Repaired a lockset in the Clubhouse
- Replaced screen in entrance door, rental 64
- Replaced a toilet seat in bath house 2
- Checked out 2 broken washers, called service tech.
- Changed AC filters in maintenance shop, front office, all cabins, laundry, and activity building.

\*A motion was made to purchase 2 sofas from Badcock & More for a price of \$1337.34 for both, and have 6 chairs re-upholstered at Atlas for an estimated cost of \$350 each. A total for all furniture will be approximately \$3500.00.

Motion by Ron Brett  
Second by Beth Griner  
Vote was unanimous

**Grounds – Ronald Brett:**

See Maintenance Managers Report.

**Rules – Lee Roy Brantley:**

Nothing to report.

**Owner Relations – Wesley Copelan**

Minutes were approved; summary was posted within 2 hours of prior meeting. Due to the Secretary's absence, letters will be discussed and responded to after the January meeting.

**NEW BUSINESS:**

**January Meeting**

The January meeting and annual work session will be held January 16<sup>th</sup> and 17<sup>th</sup> to plan for the upcoming year.

**Long Range Planning**

The current Long Range Plans created for 2005 to 2015 are being reviewed and updated to reflect those items completed and new items to be added.

**Insurance**

A meeting on January 14<sup>th</sup> will be held with our insurance company to discuss our current needs and if any adjustments need to be made.

**OTHER NEW BUSINESS**

**Wi-Fi Service**

Doug Waters will make copies of a Wi-Fi service proposal to be considered for each board member. Each board member will be able to pick up a copy in the office before leaving to go home from the November 21, 2008 meeting.

**Vice President Vacancy**

\* A motion was made to nominate Lee Roy Brantley as Vice President to fill the position vacated as a result of recent board action.

Motion by Beth Griner  
Second by Doug Waters  
Vote was unanimous  
(Doug Shaver Abstained)

**Meeting was adjourned**

**Respectfully Submitted**



**Wesley Copelan  
Secretary**