

**Unicoi Springs Owners Association
Minutes of the Board of Directors Meeting
November 19, 2010**

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

Absent: Ronald Brett, Vice President/Grounds

At 8:31 AM the Board meeting was called to order by President Bryan.
Opening Prayer was given by Gary Bryan
Minutes for October 14, 2010 meetings were approved.
Motion by Diane Phillips
Second Kathy Davis
Vote Unanimous

Office Manager's Report - Joyce Tallman.

Currently there is no waiting list for RV and Golf Cart storage.

Maintenance fees collected as of October 31, 2010 \$858,057.66

Maintenance fees collected as of October 31, 2009 \$857,175.14

The newsletter and 2011 maintenance fees will be mailed out November 19, 2010.

A discussion was held on means for our security to adequately protect themselves and our interest. This will be discussed with Kevin Tanner owner of the security company.

Maintenance Manager's Report - Steve Tallman.

Moving campers and general maintenance occurs daily.

Lights will be installed in areas that are extremely dark.

The winter project in area two continues to move forward.

Sites 56 and 57 are being enlarged.

See maintenance report for more information.

Old Business

Code of Conduct title will be changed to Courtesy Reminders.

A motion was made to rescind the previous first draft of the Code of Conduct dated March 19, 2010 and replace it with a revised edition dated November 19, 2010. This revised edition will be called Courtesy Reminders.

Motion by Aileen Connor

Second Kathy Davis

Vote Unanimous

Director's Report

Rules and Regulations: Doug Waters

Code of Conduct was discussed in old business and is now Courtesy Reminders. Refer to old business.

Finance: Diane Phillips

United Community Bank investment account balance is \$120,920.36. Interest earned this period is \$47.69. Interest rate is .66%.

First Georgia money market account balance is \$8,871.85. Interest earned this period is \$3.52. Interest rate is .50%.

Rabun County Bank money market account balance is \$112,238.26. Interest earned this period is \$93.77. Interest rate is 1.10%.

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

Two CDs will come due soon (December 3, 2010 and January 13, 2011).

In an effort for the Board to research higher interest rates the following motion was made. A motion was made to cash out the December 3, 2010 and January 13, 2011 CDs and place them in a Money Market if the interest is greater than the CD.

Motion by Diane Phillips

Second Mark Cook

Vote unanimous

Equipment: Mark Cook

Equipment maintenance reports were reviewed. A fork attachment will be purchased for the back hoe bucket.

Buildings: Aileen Connor

Buildings are being surveyed for repairs. A list will be given to maintenance. Eight new eight foot tables will be purchased and placed in the clubhouse.

Housekeeping is doing a great job. Many favorable comments have been received.

Fires in the Clubhouse may be built by any member and those who oppose the fires may move to the Activity Building.

Grounds: Ronald Brett

Refer to the Maintenance Report.

General maintenance occurs daily.

Owner Relations: Mark Cook

Letters were discussed and owners will receive replies. Retractable dog leashes have become a problem. Further discussion will be held in January.

Activities: Kathy Davis

Thanksgiving meal on November 13 was a success. Approximately 165 owners enjoyed a wonderful meal. Halloween was enjoyed by all. Thanks to all the volunteers. New chairs for the activity building will be discussed in January.

New Business

The playground was discussed and improvements will be made this winter. A fence will be installed at the end of the playground by the laundry room. Equipment will be inspected and repaired. New sand will be brought in.

At 1:15 PM the Board went into executive session to discuss personal owner matters.
Executive session ended at 3:20 PM.

A motion was made to move \$9000.00 from the 2010 excess budget to the 2011 budget for winter project capital improvements.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous


At 3:30 PM a motion was made to adjourn the meeting.

Motion by Aileen Connor

Second Doug Waters

Vote Unanimous

Respectively submitted by



Doug Waters, Secretary