

**Minutes of the Board of Directors Meeting
Unicoi Springs Camp Resort Owners Association
January 20, 2012**

Members in Attendance: Gary Bryan, President/Buildings
Aileen Connor, Vice President/Special Assignments
Doug Waters, Secretary/Rules and Regulations
Kathy Davis, Treasurer
Mark Cook, Grounds/ Owner Relations
Beth Griner
Marvin Hill, Equipment

President Gary Bryan called the meeting to order at 8:31AM.
Prayer was given by Gary Bryan.

A motion was made to approve the November 18, 2011 minutes as corrected.
Motion by Aileen Connor
Second Kathy Davis
Vote 5 for
1 against Doug Waters

Office Manager's Report: Joyce Tallman

Maintenance fees collected as of December 31, 2011 \$298,663.15

Maintenance fees collected as of December 31 2010 \$329,803.76

There are currently 2 spots available for golf cart storage with no waiting list.

As of December 31, 2011 there are 337 campers in storage with 2 names on the waiting list.

Currently the resort has 210 memberships for sale.

2011 inventory has been completed with no discrepancies.

Maintenance Manager's Report: Steve Tallman

Daily maintenance is ongoing.

See monthly maintenance report for all work.

Minor building repairs are being addressed.

The winter project is going good. Trees have been cut down, decks have been built and parking pads have been poured in area 4. Trees have been cut down, old decks have been removed and preparation for pouring cement is being done in area one. Chip Gosnell and Chris Coker attended the Dometic air conditioning /refrigerator trouble shooting school in Tucker, Ga.

Old Business

Fine and fee list was updated for office use. See the attachment.

Director ReportsFinance: Kathy Davis

Check register, cash summary, statement of assets and liabilities, bank statements and bank charge cards were audited for periods ending November 31, 2011 and December 31, 2011.

THE DETAILED FINANCIAL REPORT WILL BE AVAILABLE IN THE OFFICE EACH MONTH!

Kathy Davis, Aileen Connor and Joyce Tallman met with a representative from BB&T Insurance Company. Insurance coverage for the resort was discussed in detail. The clubhouse which has been a concern of many owners is adequately covered and no changes had to be made in regard to this matter.

Kathy Davis went over the budget in detail and explained all changes in detail to the board.

A motion was made to accept the budget as proposed.

Motion by Kathy Davis

Second Beth Griner

Vote Unanimous

Rules and Regulations: Doug Waters

The rules and regulations have been updated by having the fund raising policy published in the rules and regulations.

Grounds: Mark Cook

The progress on the area 4 winter project is looking great. Upgrade has begun in area one with many trees being removed. A signed work order will be given to Steve Tallman to remove additional trees, to install the sewage pump and postpone the front entrance at this time.

Buildings: Gary Bryan

Fans have been installed over the pool tables. Two rotten logs and a hand rail on clubhouse porch near the outdoor fireplace have been replaced.

Repairs have been made to the rentals.

Equipment: Marvin Hill

Equipment is being serviced on a regular basis.

Special Assignments: Aileen Connor

The five year plan committee will meet in April. This committee will be charged with planning improvements and projected cost.

The board encourages all owners to use Oxi clean in their laundry and Rid X in holding tanks in the place of Clorox. Both of these products are better for our sewer system which is like a home septic tank.

Owner Relations: Mark Cook

Letters were read and discussed. Mark Cook will reply to the letters. All letters need a name or the owner's U number to be discussed.

Activities: Board of Director Committees

President Bryan asked the Board of Directors to carry out activities by committees. Board members volunteered to head up planned activities. Owners in charge of an activity in 2011 will be called and given the opportunity to continue in 2012. When this list is completed it will be posted in the clubhouse. All owners are needed to help make activities a success. Please sign up and pitch in.

New chairs for the activity building are being ordered.

There will be a \$5.00 charge for tables at the craft/yard sales. Those who wish to cook and sell may do so on the dates of the yard/craft sales only. All cooking must be done in RVS or on Grills/Smokers. Areas will be designated for these cooks to sell their goods.

New Business:

Open board meetings will be held in April, June, August and November.

An owner was selected to be spotlighted in the March newsletter.

At 3PM the board went into executive session to discuss personnel issues.

Executive session ended at 4:15PM.

The managers were called back in to the meeting to receive work statements.

A motion was made to adjourn the meeting.

Motion by Mark Cook

Second Marvin Hill

Vote Unanimous

Respectively submitted



Douglas Waters, Secretary