

**Unicoi Springs Owners' Association
Minutes of Called Meeting of Board of Directors Meeting
March 17, 2011**

All Directors were present.

President Gary Bryan called the meeting to order at 5 PM.

The purpose of the meeting was to go over the agenda for March 18, 2011.

A work statement was signed to give to Steve Tallman. The statement was to instruct Steve to purchase two slide covers for two of the newer rental trailers. All newer rental trailers will have slide covers put on when money is available. The Board failed to give this statement to him in February.

Kathy Davis handed out the proposed kitchen policy for the Board to review.

Aileen Connor presented a list for the Board to consider to present to Mr. Kevin Tanner owner of Tru Vision Security Company when he meets with the Board on March 18, 2011 to discuss 24/7 security, duties and arming our security officers.

The meeting was adjourned at 6:05 PM.

**Minutes of the Board of Directors Meeting
Unicoi Springs Camp Resort Owners Association
March 18, 2011**

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, Equipment/ Owner Relations
Kathy Davis, Activities

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

Opening Prayer was given by Jessie Browning.

President Bryan made opening remarks.

A motion was made to approve the February 11, 2011 minutes as submitted.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

Office Manager's Report: Joyce Tallman.

Maintenance fees collected as of February 28, 2011 \$561,108.92

Maintenance fees collected as of February 28, 2010 \$552,675.96

There are 142 accounts that the first portion of the 2011 maintenance fees have not been paid.

Currently we have 192 ownerships for sale.

Currently we have 331 RV campers in storage and 2 golf cart spots available.

Maintenance Manager's Report: Steve Tallman.

Daily maintenance is ongoing. He suggested winter projects. A proposed shutdown/

opening schedule was presented. Many trees have been removed. Repaired 68 water leaks/breaks. The Kubota is in need of repair. Three bids were given to the board for the fence to be installed at the upper pool.

Steve was instructed to start getting bids for a refurbished Bobcat to replace the Kubota.

Refer to the maintenance report for all work accomplished since January 1, 2011.

Old Business

A motion was made to accept the budget as submitted.

Motion by Aileen Connor

Second Mark Cook

Vote Unanimous

A discussion was held to complete changes to the rules and regulations. The following motions were made:

A motion was made to leave the pet policy rule as stated in the revised rules dated 4/16/10 by deleting the recommended change.

Motion by Diane Phillips

Second Kathy Davis

Vote 5 for

1 abstain Aileen Connor

Motion was made to withdraw the recommendation for reservation rule change page 5, B7. It will remain as stated in the revised rules dated 4/16/10.

Motion by Kathy Davis

Second Diane Phillips

Vote Unanimous

A motion was made to delete from the storage rule policy (any owner who declines space available must wait twelve months before requesting position on the waiting list again).

Motion by Diane Phillips

Second Kathy Davis

Vote Unanimous

Motion was made to accept proposed rules and regulations as discussed February 11, 2011 and March 18, 2011.

Motion by Aileen Connor

Second Diane Phillips

Vote Unanimous

Director's Reports

Finance: Diane Phillips

Bank balance in the investment account at UCB is \$285,787.31. Interest earned in February was \$138.00. Interest rate is .70%.

First Georgia Money Market account balance is \$108,919.49. Interest earned in February was \$83.14. Interest rate is 1.00%.

Rabun County Bank Money Market account balance is \$112,650.41. Interest earned in February was \$110.87. Interest rate is 1.03%

Operations account balance at UCB is \$8,675.69.

Payroll account at USB balance is \$11,292.92

A discussion was held on Replacement Reserve Fund study that was done in 2000. This has been tabled for further study.

Rules and Regulations: Doug Waters

A revised copy of rules will be completed and given to Joyce Tallman.

Equipment: Mark Cook

Maintenance on equipment is being logged monthly. Service on all equipment is being carried out. A discussion was held on the Kubota mentioned in Steve Tallman's report. Steve will be given a work statement to get the Kubota repaired. Owners need to be reminded to not unplug any equipment. The big freezer in the activity building is on a cycle and it gets out of timing and does not work properly.

Buildings: Aileen Connor

Recommendation was made to keep slides out during camping season. Steve Tallman has been given a work statement to purchase two slide covers to be placed on two of the newer rentals. Others will be purchased when money is available. Aileen Connor and Jerald and Kathy Davis met with Ringo McCollum the chief building inspector concerning permits and building regulations. The price is costly to start building and it is a long process. The activity building falls under commercial public building codes and all of the codes must be followed.

Grounds: Ronald Brett

The winter upgrade project is complete. The main entrance was not done due to the weather and time. The pump aerator was installed near site 118. If it works more pump aerators will be installed. Upgrades have been made to the upper pool (new deck and lights, cool decking, fencing).

A motion was made to install the same type of fence as the one at the lower pool to the lowest bidder CH Hercules Fence. The bid was \$3355.00.

Motion by Ron Brett

Second Kathy Davis

Vote Unanimous

Ronald Brett discussed the need for a security camera at the upper pool due to damage done to pool chairs and tables. He will check on a camera being installed. The 300 section has wire pulled to the area for 50 AMP in anticipation for an upgrade.

See maintenance report.

Activities: Kathy Davis

Kathy Davis reported on planned activities for 2011.

She presented the Kitchen Policy.

A motion was made to have the approval of the Board on the intent to develop a kitchen policy.

Motion by Kathy Davis

Second Diane Phillips

Vote Unanimous

Owner Relations: Mark Cook

No letters to bring before the Board.

New Business:

Kevin Tanner owner of the Tru Vision Security Company will be here at 1:30 PM.

The following will be discussed:

- 1. 24/7 security from Memorial Day until school starts back.**
- 2. An additional list has been compiled for duties to be performed while they are on duty.**

Opened meeting for questions from owners present.

Lunch Break

Reconvened at 1:23 PM

The board met with Kevin Tanner owner of Tru Vision Security Company. Mr. Tanner was in full agreement with the list that we had discussed on Thursday night at the planning meeting. The list will be sent to him via email by Aileen Connor. Mr. Tanner gave the pros and cons of armed security officers and the use of pepper spray.

Security officers are trained in CPR, defibrillator use and have access to the defibrillator when on evening and night duty. Our day time employees are trained to use the defibrillator and in CPR.

A discussion was held on adding 24/7 security.

The meeting was informative.

After Mr. Tanner left the following motions were made:

A motion was made to have security 24/7 from May 27, 2011 to September 6, 2011.

Motion by Mark Cook

Second Kathy Davis

Vote Unanimous

A motion was made to instruct our security company to carry pepper spray. The security officers will receive instruction before this is put into effect.

Motion by Aileen Connor

Second Diane Phillips

Vote Unanimous

The Board went into executive session at 3:26 PM.

A motion was made to accept the executive minutes as submitted.

Motion by Aileen Connor

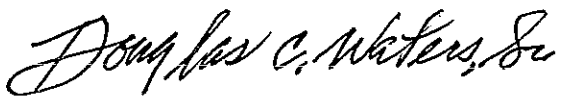
Second Kathy Davis

Vote Unanimous

Personnel matters were discussed in executive session.

The meeting adjourned at 3:58 when the executive session ended.
A motion was made to adjourn the March 18 meeting at 3:58 PM.
Motion by Ronald Brett
Second Mark Cook
Vote Unanimous

Respectively submitted



Douglas Waters, Secretary