

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
April 17, 2009**

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

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 Minutes

*A motion was made to approve and accept the minutes of the March 20, 2009 Board Meeting.

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

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of March 31, 2009 total \$715,980.97. 1908 Owners have paid in full.
- There are 16 owners waiting for golf cart storage and 11 waiting on RV storage.
- We have 152 ownerships on hand for sale.

Mrs. Tallman brought up the discussion of having an ownership sell later this year. Her discussion focused on the need to maintain a level membership number as each year we lose several members thru deed backs, deaths, or those who can no longer camp for whatever reason. The board noted that our budget is based on a certain amount of paid membership dues and if we have members not returning, it will impact our budget. While we do not desire to increase our level of membership, we do need to maintain our level of membership. The board tabled the discussion until next month to gather more information and data to be reviewed.

Steve Tallman – Maintenance Manager:

This highlighted report covers April 2009. More complete details are available in the office.

- Moved 226 campers, compared to 221 last year.
- Replaced light bulbs at various sites.
- Installed 40ft of culvert behind laundry room.
- Added enzymes to septic tanks.
- Built and repaired several picnic tables.
- Cleaned up brush and debris after storm.
- Fixed sewage clog in 200 section, took 1 ½ days.
- Sprayed weeds.
- Repaired various electrical breakers and outlets.
- Cut couple of trees and trimmed bushes around clubhouse.
- Serviced maintenance vehicles, mower, tractor and golf carts.

OLD BUSINESS:

Juke Box Disposition

The disposition of the Juke Box in the club house was decided.

*A motion was made that the jukebox will be advertised for sale to the highest bidder, by sealed bid, in the July newsletter. Bid deadline is to be 11:00am on the day of the Annual Meeting, September 18, 2009. The winning bidder will be notified at the end of the meeting.

Motion by Wesley Copelan

Second by Doug Shaver

Vote was unanimous

Open Meetings

Discussion was held on how to possibly structure the open meetings if approved. Items to be decided include: format, frequency, location, member comments, maintaining order, etc. Each board member will write down ideas and bring to the May meeting to be discussed further.

Fine Appeal Process

The board discussed our current fine appeal process to determine if it is the most efficient and fair way to handle disputes and resolution of fines imposed.

Our current process consists of:

- 1) Fine is issued.
- 2) Notice is sent stating appeal process and options of paying immediately or write letter within 10 days of receiving notice requesting a hearing. Fine does not need to be paid until after final decision is made following hearing.

The current process was determined to be fair and efficient, though the board will look into creating an appeal request form to be mailed with the fine notice to make appealing and requesting a hearing easier.

Golf Cart Storage

With the installation of culvert pipe behind the laundry room, a number of spaces have been created for golf cart storage; approximately 10 will have electric hookups and 10 will not. The process for allocating these newly created spots will be as follows: current carts in storage in B lot will be given the option to move into new lot with or without electric, based on the contract date which they entered B lot storage. After all have been given opportunity to accept or decline move, all remaining spaces will be allocated to those on waiting list, in order of their position on the list.

Golf Cart Procedures

Discussion was brought up concerning the use of golf cart proof of insurance stickers.

*A motion was made to keep golf cart insurance procedures as instructed at January Board Meeting; no stickers required.

Motion by Beth Griner
Second by Lee Roy Brantley
Vote was 3-yes (Griner, Brantley, Copelan)
3-no (Shaver, Waters, Brett)
1-no (Connor –Tie breaker)
Did Not Pass

*A motion was made to design an Insurance sticker and the criteria for issue will be decided in the May meeting.

Motion by Doug Shaver
Second by Ron Brett
Vote was 4-yes (Shaver, Waters, Brett, Brantley)
2-no (Griner, Copelan)
Passed

12:00 Adjourn for lunch

1:00 Reconvene from lunch

Temp Storage with Electrical

*A motion was made to go ahead with the addition of 30amp electrical hookups in C lot temp storage area.

Motion by Doug Waters

Second by Ron Brett

Vote was unanimous

Reservation System Upgrade

Contact was made with the programmers of our existing reservation system and they indicated that they would be able to modify our existing system to allow "online reservations" to be made. They instructed us to gather information so that they will be able to give us a firm quote. Beth Griner and Wesley Copelan have been instructed to assist the front office with gathering this information and working with the programmers on this possible enhancement to our system.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summaries for March.
- The bank balance in the investment account is \$188,872.01 as of March 31st. Our investment earned \$534.08 year to date.
- First Georgia Money Market Account earned \$758.24 year to date with a balance of \$140,758.24.
- Traditions Bank Money Market Account earned \$403.63 with a balance of \$100,403.63.
- We have two CD's up for renewal in May.
- Received resumes for the finance committee.

*A motion was made to accept 2 candidates for the finance committee among the resumes submitted. Names to be released after they are notified.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was unanimous

Beth provided a copy of a letter of response from Miners Mountain Homeowners Association to the good faith gestures we made in planting trees as a buffer to their view of our storage lots. They were grateful, but they feel it is no where near enough. Their desire is for us to vacate the storage lots and replant with foliage and trees. Our attorneys have informed us that Unicoi Springs Homeowners Association is in full compliance with all zoning regulations and has full right to do with our land as we see fit, and in the best interest of our association. While we regret that they feel that their view had been disturbed, we have no legal obligation to do any more.

*A motion was made to respond to Miners Mountain Homeowners Association with a final courtesy letter of our intent.

Motion by Beth Griner
Second by Doug Shaver
Vote was unanimous

Activities – Lee Roy Brantley:

Easter activities went very well due to the efforts of Pat Carver and her volunteers.

Next up will be Homecoming for the Chapel on May 17th and Memorial Day on May 23rd. Activities will include a BBQ lunch at noon with sign up required. Tickets will be sold in advance and you can purchase a BBQ plate for \$5.00 or a Hotdog plate for \$2.00. Also on Saturday May 23rd from 7 until 9, Angela White will perform in the clubhouse, and on Sunday May 24th at dark, we will have a Movie Under The Stars above the lake.

Buildings and Grounds – Ron Brett:

Refer to Maintenance Report which is available in the office.

*A motion was made to amend the motion from last month as to the size of the shed roof at the fire pit on the upper lake area to be 12x24 instead of 12x12.

Motion by Ron Brett
Second by Doug Shaver
Vote was unanimous

A statement of work was signed to perform electrical work in C storage lot for temp storage.

*A motion was made to put signs at the parking areas around the Chapel noting when these areas may be used.

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

Rules – Doug Shaver:

No news to report.

Owner Relations – Wesley Copelan

Minutes were approved; summary was posted within 2 hours of prior meeting, letters were discussed and will be responded to by May 15th.

NEW BUSINESS:

Front Island Restoration

Ideas were discussed as to what to do to restore the front island in a more pleasing way and will be easy to maintain. The board decided to table this issue and pursue at the end of the season.

Security

The board will discuss with security about violations not being handled and how to more effectively police the park.

Parents are encouraged to take responsibility for their children and be aware of there whereabouts and actions. It is also their responsibility to inform their children about the basic rules of the park and the consequences of poor behavior.

*A motion was made to go ahead and book the Horse and Wagon again for the Halloween Festivities this coming October.

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

OTHER NEW BUSINESS:

Transfer Fees

*A motion was made to rescind the \$75.00 transfer fee currently imposed when ownerships are sold between members.

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



Committee Reinstatement

*A motion was made to allow Doug Waters to be reinstated to serve as a committee head.

Motion by Doug Shaver

Second by Ron Brett

Vote was 4-yes

1-no (Griner)

1-abstained (Waters)

Meeting was adjourned

Respectfully Submitted

**Wesley Copelan
Secretary**