

**Minutes of the Board of Directors Meeting  
Unicoi Springs Owners Association  
April 16, 2010**

**Board members in attendance:** Doug Shaver, President  
Ronald Brett, Vice President  
Beth Griner, Secretary/Treasurer  
Aileen Connor, Buildings  
Wesley Copelan, Equipment  
Gary Bryan, Owner Relations  
Doug Waters, Rules and Regulations

**8:30 Board meeting was called to order by President Shaver.  
Opening Prayer was given by Sam Fiske.**

**President Shaver stated the rules for the open board meeting. He announced that at the conclusion of the meeting that there would be a 15 minute comment session from owners and that there would be no questions. Board members would be happy to discuss matters one on one with those who had questions concerning their area after the meeting is adjourned.**

**March 19, 2010 minutes were discussed due to a vote concerning Mrs. Griner's resignation. A motion was made to rescind the motion from the March minutes.  
Motion made by Gary Bryan  
Second Doug Waters  
4 In Favor  
2 Opposed Copelan, Griner**

**A motion was then made to accept the resignation as stated in Mrs. Griner's letter. Secretary/Treasure duties would expire at the end of the April 16, 2010. She will remain as a Board member until April 30, 2010.  
Motion made by Gary Bryan  
second by Doug Waters  
4 In favor  
2 Opposed Copelan, Griner**

**A nomination was made for Secretary. Doug Waters was nominated by Ronald Brett and second by Aileen Connor.  
An objection was made by Beth Griner. The meeting was recessed for 15 minutes so President Shaver could secure the minutes from the (October 2008) meeting. After research he stated that it was a new term and he would go ahead with the nomination.  
4 in Favor**

1 Opposed, Griner  
1 Abstained, Copelan

Minutes for March 19, 2010 meeting were corrected and approved.  
Motion by Gary Bryan second by Aileen Connor Vote unanimous

Office Manger's Report- Joyce Tallman

2010 Maintenance Fees collected as of March 31, 2010      \$693,692.86  
2009 Maintenance Fees collected as of March 31, 2009      \$715,980.97  
Currently we have 3 names on the waiting list for RV storage.

Maintenance Manager's Report- Steve Tallman

Daily maintenance is ongoing.  
The upgrade in area 2 was completed and the area reopened April, 5.  
The annual propane training for all maintenance personnel was conducted by Blossman Gas.  
Tim Copp attended class to become a Certified Pool Operator.  
Both pool decks are in need of repair. Bids will be secured for this repair work.  
New gate is working.

Old Business

There were no bids received on the kilns. The kilns will be advertised locally. If there is no response, they will be sold on Craig's list or E Bay.

Director's Reports

Finance: Beth Griner

Reviewed and audited ledgers and cash summary for March.  
Bank balance in the investment account is \$210,247.68 as of March 31.  
The investment account earned \$242.58 year to date.  
Discussed CD'S and stated that two will soon have to be renewed or rolled over.

A letter of engagement was sent to Wade Owens to conduct a partial audit in even years and a full audit in odd years. The cost for a partial audit will be \$4500.00.  
Approval must be given for any overage.

Signatures need to be on corporate papers. President Shaver stated that he would take care of this business.

President Shaver presented Mrs. Griner with a plaque and thanked her for a job well done.

**Activities: Doug Shaver**

Breakfast cost has gone up to \$3.00 due to the increase in supplies.

Ice Cream sales will begin the first week of May.

Activity meetings have been held. Get involved and pitch in. There are a few new activities that have been added (Square Dancing, Chinese Auction).

Plans are being made for a fishing tournament for the young people.

A horse and buggy will be obtained for Halloween at a cost of \$400.00.

**Buildings: Aileen Connor**

Present winter list is continually being worked on.

County codes were presented to the board concerning the building of pole buildings.

A motion was made to purchase slide out covers for the rental trailers due to a moisture problem.

Motion by Aileen Connor

Second by Ronald Brett

Vote: In favor 2

Opposed 4 Griner, Copelan, Bryan, Waters

**Grounds: Ronald Brett**

See Maintenance Report attached.

H Lot has been planted in Love Grass, Fescue, and Kentucky 31. This project is now complete.

The salt system has been completed at the lower pool.

Soil samples to be tested will be taken in front of the clubhouse. This is needed to get ready for planting in this area.

When a Red Flag warning is in effect there will be no outside burning except for cooking in a small grill.

**Rules and Regulations: Doug Waters**

Doug Waters explained to the Board how he will handle the Rules and Regulations Committee. If you are interested in serving, please see Doug Waters.

Sign up sheets are in the clubhouse. Meeting dates and time to be announced at a later date.

**Equipment: Wesley Copelan**

The new gate is installed and working great. A new replacement card will be issued to each ownership one per ownership. You may lease a card reader to hang on your mirror in the office. The cost is \$60.00 for a year. Mr. Copelan will discuss with Steve Tallman the setting of the speed control on the new utility vehicle.

**Owner Relations: Gary Bryan**

Letters were discussed and responses will be sent to owners.

**New Business**

A motion was made to approve an appraisal bid submitted by Danny Almond at a cost of \$575.00 on the clubhouse for insurance and property values.

Motion by Beth Griner

second by Aileen Connor

Vote Unanimous

Golf cart storage was discussed. All owners are to abide by their golf cart contract. The contract is between the owner and the resort only.

Past due maintenance fee collection continues to be under study. A reputable collection agency is being sought.

Stored campers may be washed twice a year at no cost. Red buckets must be checked out in the office. All other campers may be washed twice a year at a cost of \$10.00 per time. Red buckets must be checked out.

Bids for new rental campers will be handled later in the year if money is available.

President Shaver made the following committee appointments:

Personnel: Shaver, Waters, Brett

Insurance: Brett, Connor

Finance: Shaver, Griner, Frank Goforth, Mark Carter

Three names were submitted to be considered for the position of treasurer. Mark Cook Foster Goff and Diane Phillips. They will be interviewed May 20. If a decision is made at that point it will be announced at the May 21 meeting. President Shaver announced that all financial papers will be signed and handled by the president and Joyce Tallman until a new treasurer is appointed.

At the end of the meeting owners were given the opportunity to make comments.

At 12:14 a motion was made to adjourn the meeting.

Motion by Gary Bryan

Second by Aileen Connor

Vote unanimous

There was no executive session.

Next meeting will be held May 21, 2010 at 8:30 AM.

  
Douglas C. Waters, Secretary