

Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association

May 21, 2010

Board members in attendance: Doug Shaver, President/Activities
Ronald Brett, Vice President
Doug Waters, Secretary/Rules and Regulations
Aileen Connor, Buildings
Gary Bryan, Owner Relations

Board member Absent: Wesley Copelan, Equipment

8:30AM Board meeting was called to order by President Shaver.
Opening Prayer was given by Ronald Brett.

Minutes for April 16, 2010 meeting were approved as read.

Motion by Aileen Connor

Second Ronald Brett

Action Unanimous

Office Manager's Report- Kathy Davis gave the report for Joyce Tallman.

1. The one day sale resulted in selling 24 memberships.
2. The large kiln sold for \$300.00. The smaller kiln did not sell.
3. There is no waiting list for golf cart or RV storage.
4. Maintenance fees collected as of April 30, 2009 \$807,556.76 2153 owners paid
Maintenance fees collected as of April 30, 2010 \$792,151.38 2090 owners paid

Maintenance Manager's Report - Scott Boyd gave the report for Steve Tallman.

1. Daily maintenance is on going.
2. Reported that a sewer grinder had been hit by lightning and was repaired.
3. Pool decks have been repaired. Both pools passed inspection and will open on May 24.
4. Repaired rental trailer 64.

Old Business

The Building Appraisal was completed and reviewed. Ronald Brett will review the report and check to see if our insurance coverage is adequate.

A motion was made to lower the price of the smaller kiln to \$200 or best offer with instructions to Joyce to not sell for less than \$100.

Motion by Gary Bryan

Second Aileen Connor

Action Unanimous

Owners who wish to be reimbursed for purchases must have Board approval before making a purchase.

The Board discussed our uniform contract pricing. It was tabled until the June meeting.

Director's Report

Finance: Doug Shaver Acting Finance Director

Reviewed and audited ledgers and cash summary for April 2010.

Bank balance in the investment account is \$272,322.76 as of April 30. The investment account earned \$353.36 year to date.

First Georgia Money Market account earned \$576.82 YTD with a balance of \$138,125.06.

Traditions Bank Money Market account earned \$132.87 with a balance of \$111,614.71.

Renewed CD at First Georgia Bank at 1.95% 24 month term. Interest earned was \$2541.02. Interest was deposited in investment account.

Renewed CD at Stephens Federal at 2.01% 24 month term. Interest earned was \$2614.79. Interest was deposited in the investment account.

Activities: Doug Shaver

Bingo is going good. The auction went well making \$255.00. Activities for Memorial Day weekend are set. April breakfast around 90 people were served. The following activities will be given 12 blue ice cream tickets each month: Holey Board, Pool Players and Card Players. Blue ticket expiration date will be 10-31-10. Yellow tickets that are purchased will not have an expiration date.

Buildings: Aileen Connor

Bathhouse 4 was closed for a shower repair. Rental trailer 64 has been repaired and placed back on the lot. Slide outs on rentals were discussed. It was decided that the slides will be brought in on the rentals to protect the trailers when not in use for a long period of time. A small refrigerator will be purchased for the new pantry. Dark shades for movie night will be purchased. See Maintenance Report attached.

Grounds: Ronald Brett

New wall behind big propane tank was rebuilt. Several owners have planted flowers and bulbs. The front entrance (island) has been cleaned out. "H" lot grass that was planted is up and looking good. Nitrogen will be added to this lot. Bushes in front and side of the club house have been cut. See Maintenance Report attached.

Rules and Regulations: Doug Waters

The rules committee has begun work and Mr. Waters will present the recommendations to the board as progress is made.

Equipment: Wesley Copelan

No Report

Owner Relations: Gary Bryan

Letters were discussed and responses will be sent to owners for April and May.

New Business

Those owners running for the board may use the back of the application if more space is needed.

A discussion was held on the three Applicants for consideration for the Board vacancy and further consideration of a member to be elected to serve as treasurer.

A motion was made to nominate Diane Phillips to fill the vacancy on the Board.

Motion was made by Gary Bryan.

Second Doug Waters

Action Unanimous

A motion was made to nominate Diane Phillips to fill the vacancy of Treasurer.

Motion was made by Aileen Connor

Second Gary Bryan

Action Unanimous

President Shaver asked the Board for reimbursement for unexpected, park related, travel expense.

A motion made to reimburse President Shaver \$98.00 gas money.

Motion was made by Gary Bryan

Second Ronald Brett

Action Unanimous

The maintenance shop staff will be instructed to enforce the Maintenance Shop and Tool policy already in effect. They are to secure the shop building and request the owners to follow the policy.

All bicycles and scooters are to have a U# tag attached. These tags are used to identify riders. These may be secured in the office. Please save the tags for all visits to the resort.

The rules committee will do a study on the possibility of limiting the number of terms of office an owner may serve.

The walk way across the lake to the gazebo is not practical or feasible at this time.

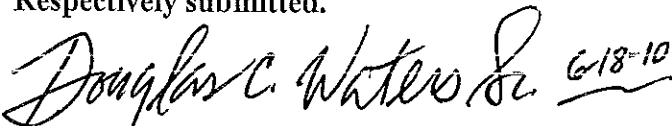
At 2:36PM a motion was made to adjourn the meeting.

Motion by Ronald Brett

Second by Gary Bryan

Vote unanimous

Respectively submitted.



Douglas Waters, Secretary

Next meeting (Open) will be held June 18, 2010 at 8:30 AM.