

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

8:00 AM Board meeting was called to order by President Bryan.

Opening Prayer was given by Gary Bryan

The board met with Joyce Tallman and Scott Boyd at 8:00 AM.

Office Manager's Report: Joyce Tallman.

Maintenance fees collected as of April 30, 2011 \$799,022.57

Maintenance fees collected as of April 30, 2010 \$792,151.38

There are 112 accounts that have not paid 2011 maintenance fees.

Currently we have 205 ownerships for sale.

There is a waiting list for RV storage with 7 names.

There is one golf cart storage spot available.

A letter of acceptance was sent to Jack Green, CPA to do a complete 2010 full audit.

He will start the audit in July.

Maintenance Manager's Report: Scott Boyd

Scott Boyd said that Steve Tallman's surgery went well.

Daily maintenance is ongoing.

The Board received a monthly maintenance report.

Minor building repairs are being addressed.

Repairs have been made to rentals.

The upper pool and lower pools will be ready for opening day May 23.

All repairs have been made at the upper pool.

The new aerator pump is presently working well at site 118.

A fence will be installed to enclose the entire playground area.

Improvements have been made to the miniature golf and playground areas.

Refer to the maintenance report for all work accomplished during the month of May.

After meeting with the managers the entire board moved to the Activity Building for the open meeting at 9 AM.

President Gary Bryan called the open meeting to order at 9:00AM.

Prayer was given by Jessie Browning.

President Bryan made opening remarks.

He advised that there is a possibility that maintenance fees may go up \$25.00 due to rising cost. At this time no official decision has been made.

Security will be 24/7 starting May 27 until September 6.

Both pools passed inspection and will open May 23.

A motion was made to approve the April 5, 2011 minutes as presented.

Motion by Mark Cook

Second Kathy Davis

Vote Unanimous

Director Reports

Finance: Diane Phillips

Check register, cash summary, statement of assets and liabilities were reviewed. Bank statements and bank charge cards were audited. Jack Green, CPA was consulted by Diane Phillips concerning the procedures used by our current accountant. . Joyce Tallman will send the CPA all financial material received for the month of May for review and suggestions. Received and reviewed tax assessments.

Bank balance in the investment account at UCB is \$261,763.87. Interest earned in April was \$136.69. Interest rate was .45%.

First Georgia money market account balance is \$109,180.98. Interest earned in April was \$86.24. Interest rate was 1.00%.

Rabun County Bank money market account is \$112,817.14. Interest earned in April was \$86.42. Interest rate was .93%.

Operations account balance at UCB is \$25,571.

Payroll account at UCB balance is \$20,950.29.

All CD's remain the same.

Southern Bank and Trust money market balance is \$100,063.56. Interest earned in April was \$69.86. Interest rate was .85%.

Rules and Regulations: Doug Waters

The revised copy of rules is complete. They will be given to Joyce Tallman for publication.

Equipment: Mark Cook

Maintenance on equipment is being logged monthly. Service on all equipment is being carried out. The security truck needs repair.

Buildings: Aileen Connor

Nine rentals were repaired. Jerald and Kathy Davis made upholstery repairs in two rental trailers. Thank you.

A study on Rental Unit usage was done and reported. Rentals pay for themselves and bring in income to the park.

The outsides of buildings are being repaired and painted.

Refer to the monthly maintenance report.

Grounds: Ronald Brett

Both pools passed inspection and will open May 23.

Additional fencing will be installed around the playground for safety and sand erosion.

The aerator pump near site 118 is still working well to prevent odor problems. John Carver an owner is donating benches and lights to the park. Thank you. During a tornado warning close all windows. Please leave weather radios in place. Site light cost was addressed at one board meeting. Two board members collected the proper information calculated the cost which is \$150.00 a month (\$5.00 a day). The lake level is down due to the drain pipe which will be repaired in June.

Activities: Kathy Davis

Memorial Day activities are planned.

The used tables from the clubhouse will be sold at the Yard/Craft sale. The price will be \$10.00 per table.

The kitchen was inspected and we received a 99%. Great job!

Owner Relations: Mark Cook

One letter was read and discussed. Mark Cook will reply to this letter. Another letter was received and discussed in executive session. President Bryan will handle this letter.

New Business:

Mark Cook brought up raising the on/off fees. They were discussed with no action being taken.

Emergency shelters are being explored for feasibility.

Unicoi Springs strongly recommends that all owners buy their own weather radio for their camper and have working flashlights and extra batteries.

Winter projects must be set to determine November park section closings.

The board is studying the annual park cost compared to income.

Golf carts stored in paid storage areas with protective covers must have the owner's U# displayed on the outside of the protective cover.

The floor was open to owners for questions and remarks.

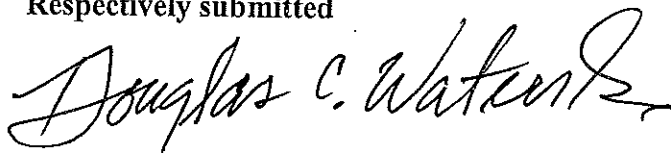
A motion was made to adjourn the meeting at 11:50 AM.

Motion by Doug Waters

Second Mark Cook

Vote Unanimous

Respectively submitted



Douglas Waters, Secretary