

**Unicoi Springs Owners' Association  
Minutes of Board of Directors Meeting  
May 18, 2012**

~~Board members in Attendance: Gary Bryan, President/Buildings~~

**Aileen Connor, Vice President/Special Assignments  
Kathy Davis, Treasurer  
Mark Cook, Buildings/ Owner Relations  
Marvin Hill, Equipment**

**Absent: Beth Griner  
Doug Waters, Secretary/Rules and Regulations Excused**

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

**Opening Prayer was given by Mark Cook.**

**A motion was made to approve the April 20, 2012 minutes as presented.**

**Motion by Kathy Davis**

**Second Marvin Hill**

**Vote Unanimous**

**Office Manager's Report: Joyce Tallman.**

**Maintenance fees collected as of April 31, 2012 \$739,434.59**

**Maintenance fees collected as of April 31, 2011 \$799,022.57**

**Currently we have 23 names on the waiting list for RV camper storage and 16 names waiting for golf cart storage.**

**Maintenance Manager's Report: Steve Tallman**

**Daily maintenance is ongoing.**

**Prepared pools for inspection and opened pools 4/2/12.**

**Refer to the maintenance report for all work accomplished since April 2012 report.**

**At the request of the treasurer Joyce Tallman and Steve Tallman prepared a list of ways for the resort to increase income and decrease expenses for the board to review.**

**Old Business**

**A motion was made to accept the Five Year Plan Draft that was presented by the five year plan committee.**

**Motion: Aileen Connor**

**Second: Kathy Davis**

**Vote Unanimous**

**A motion was made to have two signatures on all Unicoi checks with the exception of payroll checks.**

**Motion: Aileen Connor**

**Second: Marvin Hill**

**Vote Unanimous**

The increase revenue/decrease expense list presented by Joyce and Steve Tallman was discussed and the following decisions were made.

A motion was made to charge a \$2.00 fee on the maintenance split billing second portion. The fee is to cover the actual handling cost.

Motion by Kathy Davis

Second Marvin Hill

Vote For 3

Against 1 Mark Cook

Motion Passed

Ice cream sold in the office will increase from \$.75 to \$1.00.

A \$10.00 Red Bucket fee will be charged to non storage campers. Campers may be washed twice a year.

Early shut down of designated areas will take place again this year starting the Tuesday after the resort's Thanksgiving dinner. This procedure is a savings to the resort.

The pool heater will be turned on one week before Memorial Day and be turned off the Tuesday after Labor Day.

The resort golf cart service will be changed from monthly to quarterly for a savings to the resort.

Landscaping services at the front entrance will no longer be used which will be a cost saving measure.

A motion was made for those who pay their golf cart storage yearly will pay for eleven months and get one free month effective June 1, 2011.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

A motion was to go back to \$1.00 per page for Fax.

Motion by Aileen Connor

Second Kathy Davis

Vote For 2

Against 0

Abstained Marvin Hill, Mark Cook

Motion Passed

A motion was made to have a one week sale for \$2,200 per membership which includes 15 months maintenance fee.

~~Motion by Aileen Connor~~  
 Second Kathy Davis  
 Vote For 2  
 Against 3 Marvin Hill, Mark Cook, Gary Bryan  
 Motion Failed

A motion was made to have a one week sale for \$1,600 per membership to include the maintenance fee until April 1, 2013.

Motion by Mark Cook  
 Second Marvin Hill  
 Vote For 3  
 Against 2 Aileen Connor, Kathy Davis  
 Motion passed

A motion was made to accept the credit card service presented by First Data/Gary Watson.

Motion by Mark Cook  
 Second Marvin Hill  
 Vote Unanimous

### Directors Reports

Finance: Kathy Davis.

1. Reviewed Check Register, Cash Summary, Statement of Assets & Liabilities, and audited bank statements and bank charge cards.
2. The annual property assessment notices from the White County Board of Assessors was received. The 2011 assessment was \$1,864,612 and the 2012 assessment is \$1,654,697 which is down 11.26%. This is in line with other counties and it is the opinion of the treasurer that we do not need to appeal.
3. A report on opening the park year round verses closing during the winter months was given to each board member present to review and study so accurate information can be given to owners. A discussion was held to enclose this information with the next newsletter and let the owners be heard.

**EACH MONTH THE DETAILED FIANCIAL REPORT WILL BE AVAILABLE IN THE OFFICE.**

Rules and Regulations:

No report

Grounds: Mark Cook

Sewage pumps are installed and working. One of the large pumps installed at the dam will be moved to another area.

See maintenance report for complete report.

Buildings: Gary Bryan

Carpenter ants caused damage at the Activity Building and it is being repaired.

Maintenance has been done in all bathhouses.

See maintenance report for complete report.

Equipment: Marvin Hill

Equipment is being serviced regularly.

Long Term Programs/Plans: Aileen Connor

The five year plan draft was approved by the board. Safety which includes deck maintenance and erosion control is a number one priority of this committee.

Money needs to be designated for high price items.

Owners need to have an understanding between 30 AMP and 50 AMP.

It is the recommendation of the committee for reserves to remain the same to be used for emergencies or a disaster.

The goal of the committee is to have a user friendly, low maintenance and safe park.

The committee is now charged to look at areas and make recommendation to the board for five year projects which use available money (not reserves) and to serve all owners.

Owner Relations: Mark Cook

Letters were read and will be answered.

Activities: By committees

Mark Cook discussed the selling of Memorial Day dinner tickets and told the board what would be served. He discussed the activities for the day.

The board made the decision to start selling ice cream the day after the meeting. All board members and some of the spouses will serve on Saturday

New Business:

The emergency system has to be updated to conform to the national standards.

Winter projects for the winter of 2012/2013 were discussed. These projects will depend on money available.

Golf cart insurance is required and the responsibility of all owners who have golf carts in the resort. Owners must have a visible U number displayed on the golf cart at all times.

Stickers will no longer be issued by the office.

Bicycle tags must be on all bicycles. The tags are available in the office.

Reinstating work campers was discussed and tabled.

The Board went into Executive Session at 3:55 PM.

Executive Minutes were approved.

Regular session reconvened at 4:15 PM.

~~The board met with the managers.~~

A motion was made to adjourn the May meeting at 4:35 PM.

Motion by Mark Cook

Second Marvin Hill

Vote: Unanimous

The next meeting on June 15 will be an open meeting.

Respectively submitted

A handwritten signature in cursive script that reads "Aileen M. Connor".

Aileen Connor for Doug Waters, Secretary