

**UNICOI SPRINGS CAMP RESORT  
BOARD OF DIRECTORS MEETING  
GENERAL - MAY 17 2013**

**Members Present:**

David Stover  
Arlon Maddox Till noon  
Gary Bryan  
Kathy Davis  
Marvin Hill  
Ricky Carter

**Members absent:**

Beth Cruz

Owners Present: Up to 27

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Meeting called to order by Pres. David Stover at 8:30 A.M.

Prayer by Sam Fiske

Pledge of Allegiance to the Flag by all

**Approved Agenda:** With following additions to new business, house keeping, one week sale of ownerships, candidate orientation.

Motion Ricky Carter

Second Marvin

Vote- Unanimous

**Accept Minutes of April 20 Minutes with corrections:**

Motion Ricky Carter

Second Marvin

Vote Unanimous

**Visitors**

Verizon cell tower presentation by Tiffany Allen at 10:10 a.m.

Discussed the possibility of A Verizon cell tower being installed on Unicoi property, and took questions from board and owners.

Sam Fiske a Unicoi Owner also discussed the tower.

Tru –Vision Security Kevin Tanner 11:00 a.m. after evaluating our security camera needs and concerns presented those needs to the board. It was also discussed concerns with security personnel being physically able to handle certain situations. Also the need to state that we do not insure the safety of our owners. Security is for monitoring purposes only.

Approved Purchase of new DVR with installation labor up to 1500.00

Motion Gary Bryan

Second Kathy Davis

Vote Unanimous

**Managers Reports:**

Office -Joyce Tallman

Maintenance Fees collected as of April 30 2012	739,434.59
April 30 2013	717,886.32

135 owners owe full 2013 maintenance fees

65 owners owe second portion of maintenance fees

Currently have 15 golf cart spots available

Currently have 35 owners waiting for R.V. spots

We have 230 ownerships for sale

Maintenance- Steve Tallman

Discussed the use of 85 gallon tanks on the rentals as this would save the continuous job of personnel filling small tanks, concerns about the stability and location of the tanks and it was suggested to ask insurance company for any concerns.

Discussed a tree across from Chapel that has been hit several times and the need to remove it.

Did not approve removal of tree at Chapel

Motion Ricky Carter

Second Marvin Hill

2 - yes 3- no

Discussed Pool signage decided sign should read Pool Aerobics from 8:00 to 10:00 A.M. Pool closes at 10:00 P.M.

Discussed the need to start clearly marking our property lines.  
Discussed the deterioration of Cross drain that exits at site 24

**Directors reports:**

Finance : Audit

David Stover presented review of cost due to pricing from several auditors.

Discussed whether a full or Partial audit needed.

Approved full audit for 2013

Motion Gary Bryan

Second Arlon Maddox

Vote Unanimous

Approved Auditor Michael E. Mixon and Associates at cost of 4,250.00

Motion Kathy Davis

Second Gary Bryan

Vote Unanimous

By-laws and Covenants Committee

Ricky Carter spoke about the first meeting of committee and asked the committee members to stand that were present. Asked all board members and owners to look at the by-laws and let committee have your input and the proper procedure to get these concerns to committee. Will need page no., Article no., Section no., item no., what your concerns are and a brief description of your concern and what you feel needs to be changed. If you feel something needs adding that is not in by-laws please say at what article it should be and why you think it needs adding.

Committee person Bonnie Jordan stated that they were looking at pricing from different attorneys.

**Kitchen:**

Gary Bryan discussed the Layout and functions and the total cost will be 27,000.00 . Kathy had concerns about the microwaves location.

Approved to set aside from operations account the amount of money in kitchen CD to a separate line item for the purpose of building the kitchen addition minus the amount of money already spent.

Motion Kathy Davis

Second Marvin Hill

Vote 3 yes 1 no

Approved to accept drawings as is, and to proceed with project, move one microwave over the electric stove

Motion Gary Bryan

Marvin Hill

Vote 3 yes 1 no

Discussed aspects of type of floor to be in the kitchen.

Approved to install tile floor in the kitchen addition and reimburse mileage at the current IRS rate for the hauling of beams for kitchen addition and stone samples.

**Activities:**

Marvin thanked all who has helped with activities. Stated Tickets will be sold for barbecue on 5-25-13 at 4:00 P.M. They will also be a veterans recognition at 1:00 P.M. same day.

Discussed the need for future volunteers. Stated that owners have come to him with concerns about missing dishes and where money went if sold. This was explained by Kathy and all of this was known and approved by prior board. It was suggested that they buy more bowls if needed.

Adjourned at 12:00 Reconvened at 1:00

Sam Fiske gave a short presentation on wi-fi in Unicoi. He stated that this was a highly technical industry and costly with all equipment sensitive to lightning. The need for our staff to be trained to be able to work on this as much as possible. Noted that the park is set up reasonably well to have this capability. Noted that they were options such as the use of wireless cards that owners can check out of office.

**Owner Relations:**

Read owner letters, one stated the need to clean up and repair tennis courts. One stated the hard mattresses in unit 39. We discussed the need to look at cost of repairing the tennis and basketball courts and to come up with a workable plan. The mattresses have had memory foam installed on them.

**Grounds:**

Board will have a walk through area 6 to discuss this project ,the need to update our maps, need to clearly mark our property lines.

Ricky asked all board members to come up with their ideas to clearly define all directors duties. What will be grounds, buildings, activities, equipment etc. . We need to clear this up.

**Buildings:**

Discussed the need for a T.V. to be able to watch weather reports during bad weather and storm alerts, The need for extra pads for defibrillator and the need to relocate it to the clubhouse for easy access in emergencies, The possibility of having pet friendly rentals, Chapel ramp repair. Read that the Chapel Lease states that Chapel is responsible for all maintenance.

Stated that first- aid kits were installed in laundry and clubhouse.

Approved the purchase of 19 " T.V. and wall mount for lower clubhouse for safety and weather info.

Motion Kathy Davis

Second Gary Bryan

Vote Unanimous

Approved the purchase of an extra set of pads and a box with alarm and the relocation of defibrillator to clubhouse near bathrooms. Approximate cost 375.00

Motion Kathy Davis

Second David Stover

Vote Unanimous

**Equipment:**

We all got copy of report.

**Old Business:**

Cell tower no discussion due to earlier discussion.

**New Business:**

Safety issues,

Discussed the possibility of a Dry Hydrant in lake for fire purposes. Discussed the need for a committee of owners and a complete safety plan.

Discussed having a one week sale of ownerships.

Approved to have sale of ownerships Aug. 5<sup>th</sup> through 11<sup>th</sup> for price of 1500.00 with 2013 dues included in sale price.

Motion Kathy Davis

Second David Stover

Vote Unanimous

Discussed candidate orientation .

**Adjournment:** 4:27 P.M.

Motion Marvin Hill

Second Ricky Carter

Vote Unanimous

*Secretary Ricky Carter*