

**Minutes of the Board of Directors Meeting
Unicoi Springs Camp Resort Owners Association
June 17, 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

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

Opening Prayer was given by Ronald Brett.

A motion was made to approve the June 17, 2011 minutes as presented.

Motion by Ronald Brett

Second Diane Phillips

Vote Unanimous

Office Manager's Report: Joyce Tallman.

Maintenance fees collected as of May 31, 2011 \$838,210.51

Maintenance fees collected as of May 31, 2010 \$819,709.70

27 accounts have not paid any portion of 2011 maintenance fees. Liens have been placed on these accounts.

35 accounts have not paid the 2nd portion of 2011 maintenance fees. Collection letters have been sent to these owners.

Currently we have 205 ownerships on hand for sale.

There are currently five names on a waiting list for golf cart storage and twenty names on a waiting list for RV storage.

The newsletter and election material will be mailed out in early August.

Maintenance Manager's Report: Steve Tallman

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 pool are open and enjoyed by many.

Ground repairs are being addressed and done on a priority basis.

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

A fence was installed to enclose the entire playground area.

Refer to the maintenance report for all work accomplished since the last board meeting.

A discussion was held with Steve about the lower pool deck. It was discussed to repair it or have it completely done with cool decking by a contractor. No decision was made.

President Bryan will ask Pat Carver to head up the election committee.

Executive session was called to order at 10:20 AM to discuss personnel matters to prepare for the appreciation/work lunch meeting with personnel.

At 11:25 AM executive session ended to be reconvened later.

At 11:29 AM reconvened to regular session.

A discussion was held on updating fines and a proposal was discussed for citations. The board adjourned to the Activity Building for an appreciation staff luncheon and meeting.

This meeting adjourned at 1:20 PM.

At 1:37 PM the Board returned to regular session.

A motion was made to send violation citation (revised fine amounts) to Joyce Tallman for printing,

Motion by Diane Phillips

Second Kathy Davis

Vote Unanimous

Winter projects were discussed and a decision will be made in July so Joyce Tallman can handle reservations properly for areas closed the first of November.

A motion was made to instruct Joyce Tallman to not accept reservations in areas closed November 1 for winter projects.

Motion by Diane Phillips

Second Kathy Davis

Vote Unanimous

A motion was made to spotlight an owner in the August newsletter. Name to be announced in the newsletter.

Motion by Aileen Connor

Second Diane Phillips

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. A letter was received from Certus regarding closure of First Georgia Bank by Georgia Dept. of Banking and Finance. Joyce Tallman has signed the necessary papers.

Bank balance in the investment account at UCB is \$248,334.63. Interest earned in May was \$86.99. Interest rate was .45%.

First Georgia money market account balance is \$109,193.08. Interest earned in May was \$95.24. Interest rate was 1.00%.

Rabun County Bank money market account is \$112,895.03. Interest earned in May was \$77.89. Interest rate was .90%.

Southern Bank and Trust money market balance is \$100,063.56. Interest earned in May was \$81.48. Interest rate was .96%.

Rules and Regulations: Doug Waters

A motion was made to accept the rules and regulations final draft as corrected and updated.

Motion by Aileen Connor

Second Ronald Brett

Vote Unanimous

Copies will be available in the office and on the Unicoi web site.

Equipment: Mark Cook

Maintenance on equipment is being logged monthly. Service on all equipment is being carried out. The security truck has been repaired. Please remember to leave the freezer in the activity building plugged in at all times.

Buildings: Aileen Connor

The used tables were sold and \$80 was turned into the office.

Two new rental trailer units were put on the winter wish list. It is time to start moving some of the older rentals out.

Refer to the monthly maintenance report.

Grounds: Ronald Brett

A drain recall on the upper pool will be replaced by the vendor at no cost.

The one way sign at Mtn. Laurel intersection will be put back up.

Drain at the lake is being repaired. The lake will be 6 inches higher than before.

A discussion was held about the sewer smell. The new aerator is working at site 118.

A decision will be made on where to locate the next pump aerator.

Details on a pool lift were discussed. We are not within the requirements and are exempt due to the size of our pools.

A beach volleyball court was discussed. It is being looked in to.

Activities: Kathy Davis

July 4th activities are being planned.

A motion was made to open the lower pool for water aerobics 9 AM until 11 AM Monday through Friday. All Saturdays, Sundays and Holidays will be open swim.

Motion by Mark Cook

Second Ronald Brett

Vote 5 for

1 against Kathy Davis

Owner Relations: Mark Cook

Letters were read and discussed. Mark Cook will reply to the letters.

New Business:

A motion was made to form a waiting list for golf cart storage for those who are in outside electrical storage who request storage for inside covered area.

Motion by Aileen Connor

Second Kathy Davis

Vote Unanimous

The managers returned to receive work orders signed by the board.

Regular meeting closed and the board reconvened to executive session at 5:05 PM.
Executive minutes were approved.

The following were approved to run for the board of directors.

Ronald Brett, Thurman Carpenter, Beth Griner, Bob Harber, Marvin Hill, Herman
(Bud) Miller, Arlon Maddox.

Personnel and owner issues were discussed.

A motion was made to adjourn the meeting at 6:08 PM.

Motion by Ronald Brett

Second Diane Phillips

Vote Unanimous

Respectively submitted

Douglas C. Waters Sr. 7-15-2011

Douglas Waters, Secretary