

**Unicoi Springs Owners' Association
Minutes of Board of Directors Meeting
June 15, 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
Beth Griner
Doug Waters, Secretary/Rules and Regulations

8:01 AM Board meeting was called to order by President Gary Bryan.

Gary Bryan opened the meeting with prayer.

Doug Waters' letter electing not to run for the board was read to the board by Gary Bryan.

Office Manager's Report: Joyce Tallman.

Maintenance fees collected as of May 31, 2012 \$801,548.71

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

Currently we have 24 names on the waiting list for RV camper storage and 14 names waiting for golf cart storage.

Maintenance Manager's Report: Steve Tallman

Routine maintenance is ongoing.

The upper pool was drained and acid cleaned. All loose lining material was chipped away and patched. Pool was then painted with epoxy paint and reopened.

Refer to the maintenance report for all other completed jobs.

The board went into executive session at 8:11AM to discuss personnel matters and adjourned at 8:55AM to move to the activity building for the open board meeting.

The regular meeting was called to order at 9:03AM.

Prayer was given by Jack Wise.

A motion was made to approve the May 17, 2012 minutes as presented.

Motion by Mark Cook

Second Marvin Hill

Vote For 4

Abstained 2

Motion Passed

Old Business

A discussion was held on upgrading the Severe Weather Warning System. The FCC Requirements have changed all over the country and this is a requirement. A cost has not been received as of June 15, 2012.

A motion was made to do the one week sale September 23 through September 30.

Motion by Beth Griner

Second Aileen Connor

Vote For 5

Against 1 Marvin Hill

Motion Passed

A motion was made to table the money needed to put aside each year for rental camper replacement until the auditor and accountant are consulted.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

Motion Passed

Discussed work campers. More research is needed. No decision made.

Signs at entrance doors of the clubhouse regarding wet bathing suits, bare feet need to be moved so younger children can see the signs.

Directors Reports

Finance: Kathy Davis

Kathy Davis thanked Beth Griner for all of her help this month.

1. Reviewed Check Register, Cash Summary, Statement of Assets & Liabilities, and audited bank statements and bank charge cards.
2. Coast to Coast information was reviewed.
3. Expenses were reviewed with Steve Tallman.
4. A projected budget for the rest of the year was prepared.
5. First Data contract has been signed and implemented.

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

Rules and Regulations: Doug Waters

Doug Waters will check on the new printing of rules.

Grounds: Mark Cook

Mark Cook gave Steve Tallman a list of sites that need repairing. 80% have been completed.

Please report in writing ground problems and turn them into the office. They will be addressed in order of priority.

See maintenance report for complete report.

Buildings: Gary Bryan

Roofs and gutters are being cleaned and building repairs continue.

See maintenance report for complete report.

Equipment: Marvin Hill

Equipment is being serviced regularly.

Golf carts will now be serviced quarterly for \$240.00. This will be a savings for the resort. The golf cart purchased from Steve Henson will be used for security and the office. A seat needs to be purchased and placed on this cart. This needs to be done ASAP.

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 thanked all volunteers who helped make Memorial Day a success.

Marvin Hill is in charge of 4th of July activities.

New Business:

A motion was made to clean and gravel golf cart/tow trailer area for additional golf cart storage. Use drain tile or pipes if needed to accommodate water.

Motion by Mark Cook

Second Marvin Hill

Vote Unanimous

Motion Passed

At 11:42AM the regular session closed and the floor was opened for owners to ask questions.

Lunch Break started at 12:40PM.

The board reconvened in the board room at 1:40PM.

Additional handicap golf cart parking will be assigned in the designated golf cart area behind the swimming pool. This decision was made after looking at the area that was suggested.

The Board went back into Executive Session at 2:00PM to discuss personnel/owner matters and resumes of those who submitted their name to run for the board of directors.

A motion was made to adjourn the June 16, 2012 meeting at 5:48 PM.

Motion by Mark Cook

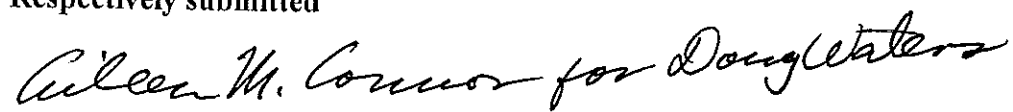
Second Marvin Hill

Vote: Unanimous

Motion Passed

The next meeting will be July 20, 2012. Meet the candidates will be July 21, 2012 at 1:00PM.

Respectively submitted

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

Aileen Connor for Doug Waters, Secretary

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BOARD OF DIRECTORS MEETING SUMMARY

UNICOI SPRINGS OWNERS ASSOCIATION

July 20, 2012

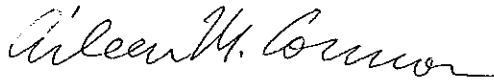
- 1. June 15, 2012 minutes were approved as presented.**
- 2. Put 25% of the rental income from all of the rentals into a savings account which will be allocated for rental and vehicle replacement effective in the 2013 budget.**
- 3. The Board discussed the opening of the resort year round and made the decision to continue consulting with the attorney, Bylaws and Covenants Committee for further consideration.**
- 4. Winter projects were presented to the board from the Five Year Planning Committee. These projects will be discussed in August.**
- 5. Projected short term and long term planning will continue.**
- 6. A projected budget is being prepared for the Annual Meeting in September.**
- 7. The Seven Day Super Sale will be held September 23 through September 30. Memberships can be purchase through the office for \$1600.00. All details of this sale will be in the August newsletter.**

In executive session personnel matters and private matters were discussed.

Meet the candidates is July 21 at 1 PM in the clubhouse.

ANNUAL MEETING is September 17, 2012 at 1 PM in the clubhouse.

Respectively submitted by



Aileen Connor for Doug Waters