

UNICOI SPRINGS CAMP RESORT
BOARD OF DIRECTORS MINUTES
GENERAL MEETING JUNE 15 2013

Members Present:

David Stover
Arlon Maddox
Kathy Davis
Marvin Hill
Ricky Carter
Gary Bryan
Beth Cruz

Members Absent:

Beth Cruz after lunch

Owners present: up to 50

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

Approved Agenda:

1-Motion Ricky Carter
Second Arlon Maddox
Vote Unanimous

Approved Minutes of May 11 minutes with corrections

2-Motion Kathy Davis
Second Marvin Hill
Vote 4 yes
2 abstain due to being absent at May meeting

Managers Reports:

Office- Joyce Tallman

Maintenance fees collected as of May 31 2012 801,548.71
May 31 2013 752,184.07

90 owners owe full 2013 fees
30 owe second portion of fees
8 golf cart spaces available
37 owners waiting for RV storage spaces
230 ownerships for sale

Discussed the need to Schedule cleaning staff to clean the activity building.

Decided to have activities and Office to come up with a policy for this for board approval.

Discussed 1 week sale

Approved to change the one week sale date to Aug. 19- 25th

3-Motion Kathy Davis

Second Beth Cruz

Unanimous

Maintenance: Steve Tallman

Steve discussed he was working other options for winter projects.

Discussed the need to cut some trees, standards for site , the need for tree policy, pad and patio levels .

Approved to allot 1500.00 to cut/trim trees considered to be hazardous.

4- Motion Kathy Davis

Second Gary Bryan

Vote Unanimous

Break at 10:00 to 10:10

Directors reports:

Finance – Discussed finances, need for a finance committee, and the need for budget hearings for board to go over line items on budget.

Audit starts next week

By- Laws Committee Discussed posting sheets explaining how to have input on changes to by-laws

Kitchen- Discussed the kitchen project and some dates for getting started.

Activities- Discussed Ice cream schedule, need for more change when having dinners etc.

Owners discussed ice cream , swimming pool issues,The need for activity sheets to show future activities as well as current. Also to look at solar heat for pools.

Adjourned at 12:00 Reconvened at 1:00 PM

Owner relations-Read some letters concerning rental issues decided to furnish coffee filters and get some estimates on quilts. Read one letter praising the Memorial day Veterans ceremony.

Owners brought some chairs for the Gazebo.

Grounds-Discussed for board to look at area 6 work sheet and to look at stones and get input.

Rules and regs – No discussion

Buildings- Discussed the permanent tanks and decided not to proceed with them.

Discussed the need for on and off season pricing for rentals, \$35.00 for trailers, \$50.00 for cabins.

Approved to have off peak rental rates for Nov.,Dec.,& March to be \$35.00 trailers \$50.00 cabins per night.

5- Motion Kathy Davis

Second Gary Bryan

Vote Unanimous

Equipment- Discussed the possible need in future for a bucket truck if we cut or trim our own

trees.

Old Business:

Cell tower – need more info.

Security Monitors – In place and working

By-laws and covenants corporate resolution Originally approved by previous board on August 2011.

Approved Corporate resolution to establish a by-laws/covenants committee that will study, research, take owner input and to allow committee to propose, recommend changes to owners for their consideration to approve or deny.

6-Motion Ricky Carter

Second Arlon Maddox

Vote Unanimous

Safety Committee- Discussed the need to form this committee, Decided to go ahead.

Winter projects- Tabled

Approved To Adjourn regular board meeting for June 15 2013

7-Motion Gary Bryan

Second Arlon Maddox

Vote Unanimous

Ricky Carter

A handwritten signature in cursive script that reads "Ricky Carter". The signature is written over a horizontal line.