

**Unicoi Springs Owners' Association
Minutes of Board of Directors Meeting
July 20, 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
Absent Doug Waters, Secretary/Rules and Regulations (Excused)

**8:31 AM Board meeting was called to order by President Gary Bryan.
Gary Bryan opened the meeting with prayer.**

A motion was made to approve the June 15, 2012 regular minutes as presented.

Motion by Beth Griner

Second Marvin Hill

Vote Unanimous

Motion Passed

Office Manager's Report: Joyce Tallman.

Maintenance fees collected as of June 30, 2011 \$850,812.53

Maintenance fees collected as of June 30, 2012 \$814,080.34

Currently we have 24 names on the waiting list for RV camper storage and 18 names waiting for golf cart storage.

Board members were asked to review the newsletter and the Seven Day Super Sale advertisement.

Maintenance Manager's Report: Steve Tallman

Routine maintenance is ongoing.

Refer to the maintenance report for all completed jobs.

Old Business

Meet the candidate procedures were discussed. Aileen Connor will preside and Marvin Hill will serve as the timer. Each candidate will be given 5 minutes to speak. A question session will follow for owners. Owners will be asked to respect all candidates.

A motion was made to put 25% of the rental income from all rentals into a savings account to be allocated for rental and vehicle replacement effective in the 2013 budget.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

Motion Passed

The board discussed the opening of the resort year round and made the decision to continue consulting with the attorney and bylaw and covenant committee for further consideration.

Directors Reports

Finance: Kathy Davis

Kathy Davis thanked Beth Griner for all of her help.

1. Reviewed and audited check ledgers for June 2012.
2. Reviewed payable accounts.
3. Talked to Jack Green about audit and recommendation for money allocation for rental campers.
4. The proposed budget to present at the annual meeting is being prepared.

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

Rules and Regulations: Doug Waters

No report.

Grounds: Mark Cook

Move cedars that are blocking stop signs and trim butterfly bushes.

See maintenance report for complete report.

Buildings: Gary Bryan

No report.

See maintenance report for complete report.

Equipment: Marvin Hill

Equipment is being serviced regularly.

Long Term Programs/Plans: Aileen Connor

Two of the five years of the five year plan were presented to the board with the recommendation that the new board continue adding years 3-5. Year one is to repair and pressure wash decks and take care of major and minor erosion areas. This will take man power and not large amounts of money. Maintain what we have.

Owner Relations: Mark Cook

Letters were read and will be answered.

Activities: By committees

Marvin Hill reported that the 4th of July activities were a success. Thank you to all the volunteers. On Labor Day BBQ chicken, beans, coleslaw, tea and cake will be served. The cost will be \$6.00 a plate.

New Business:

The recommended winter project was discussed and the board will go and see the area after the meeting.

Poor drainage at the Holy Board was discussed. This area will be inspected after the meeting also.

The Board went into Executive Session at 1:50PM to discuss personnel/owner matters.

The board came out of Executive Session at 4:50 and met with the managers.

A motion was made to adjourn the meeting at 5:10 PM.

Motion by Mark Cook

Second Marvin Hill

Motion Unanimous

Motion Passed

The next meeting will be an open meeting on August 17, 2012. It will begin at 9:00 AM in the Activity Building.

Respectively submitted



Aileen Connor for Doug Waters, Secretary