

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
August 21, 2009**

Board Members in Attendance: **Aileen Connor, President**
 Lee Roy Brantley, Vice President
 Beth Griner, Treasurer
 Wesley Copelan, Secretary
 Doug Waters
 Ronald Brett
 Doug Shaver

8:30 a.m. Call to order by President Connor: Open Board Meeting
 A prayer to open the meeting was given by Lee Roy Brantley.

Minutes from June

The Board realized that the minutes from June 2009, while corrected and approved, were inadvertently not accepted through a formal motion.

** A motion was made to accept the June 2009 minutes as corrected at the June meeting.
 Motion by Beth Griner
 Second by Ron Brett
 Vote was unanimous*

Approval of Minutes from July 17 2009

The minutes from the July 17, 2009 meeting were approved and accepted as corrected.

**A motion was made to accept the corrected minutes from the July 17, 2009 meeting.
 Motion by Beth Griner
 Second by Lee Roy Brantley
 Vote was unanimous*

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of July 31, 2009 - \$849,830.36 (2263 paid)
- Maintenance fees collected as of July 31, 2008 - \$765,060.90 (2343 paid)
- \$25,816 is still outstanding for 2009 only.
- Currently we have 160 ownerships for sale and 10 pending.
- The resort has sold 4 ownerships this year to date.
- We have 17 names on the waiting list for RV storage and 7 golf cart spots available.
- As of August 10th the resort has spent \$2300 on LP gas for the lower pool.
- Ice Cream income has been \$4069.53 and expenses have been \$3772.51

Joyce wished to discuss the front gate extension arm and the fact that several members have gotten their cart caught in the extension arm on the inbound side. Members concerns are that they have to carry their gate card in their golf carts and risk losing them or forgetting them, so they pass by between the arm and the curb. The purpose of the extension arm is to prevent vehicles from passing others waiting to check in. A sign is posted that states "No passing on the right". Discussion was held regarding that the signs direction should be followed and we do not wish the gate arm be damaged as it is costly to replace.

** A motion was made to remove the gate arm extension from the inbound gate at the front entrance.*

Motion by Wesley Copelan

Second by Doug Shaver

Vote was 4-yes

2-no (Doug Waters, Ron Brett)

Joyce also wanted to point out an issue in which members have been making reservations for their 2 week use period then canceling the first week and adding to the second week, thus tying up sites. The board turned this issue over to rules committee chair.

Doug Shaver brought to the board's attention that there was still some confusion in regards to the golf cart stickers. Members do not know if they must continue to display the yellow U# sign since the proof of insurance sticker has their U# on it.

** A motion was made to eliminate the use of yellow U# tags on golf carts and using the green proof of insurance sticker as owner recognition.*

Motion by Beth Griner

Second by Doug Waters

Vote was unanimous

Steve Tallman – Maintenance Manager:

This highlighted report covers August 2009. More complete details are available in the office.

- Moved 532 campers, compared to last year, 463 campers in the last month.
- Cut grass
- Various repairs to buildings.
- Various repairs to rentals.
- Cleaned and maintained both pools each day
- Purchased and installed deodorant blocks to help combat sewage lift station odors and raised the ph in the tanks that feed the lift stations as recommended by an EPD representative to help eliminate the odor.
- Replaced various light bulbs at several sites.
- Installed handicap ramps as requested.
- Replaced security system surveillance system.
- Repaired various water leaks.
- Sprayed for yellow jackets as requested.
- Georgia EPD inspected our fresh water system and gave us high praises.

OLD BUSINESS:

Guidelines for Maintenance Building

Doug Waters and Steve Tallman came up with a statement of policy in regards to admittance into the maintenance areas and buildings by owners. This policy will be posted for members to view, and Lee Roy Brantley will add to our Rules and Regulations.

** A motion was made to adopt policy which restricts entry of maintenance buildings and the use of parts by owners as outlined in statement submitted.*

Motion by Doug Waters

Second by Ron Brett

Vote was unanimous

Safety Standards for Clubhouse, Activity Building and Pavilion

Doug Waters invited a building inspector and the local Fire Marshall to the resort to inspect our buildings for any violations. They found numerous violations to fire codes and building codes, and set occupancy rates for the clubhouse and activity building. The violations must be corrected within 30 days.

Wesley Copelan and Beth Griner objected to the way in which this matter was handled, inviting these individuals to inspect without full board knowledge or a vote by the board. While they did stress that they felt that the need to abide by all codes and local regulations was of the utmost importance, the manner in which it was carried out did not follow proper protocols, and our maintenance manager was not asked to be present when the inspectors toured our facility.

** A motion was made to have building committee chair and maintenance manager bring non-compliance issues to code in 30 days doing most critical items first and any items not completed will be discussed at the September Board Meeting.*

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was unanimous

Code of Conduct in Common Areas

This item was tabled until next month for further revision.

Fines, Fees and Deposits

This item was tabled for further discussion next month.

Meet the Candidates Meeting

The Meet the Candidates Meeting will be held this Saturday at 11:00am. Each candidate will have a 5 minute time limit and questions for the candidates will be written, handed to the moderator by the individual with them standing, and read by the moderator.

Annual Meeting

The Annual Meeting will be held on Saturday September 19, 2009 at 11:00am.

Dog Run

Discussion was held about the idea of creating a dog run for owners with pets who would like an area designated for their pets to exercise.

**A motion was made to abandon the idea of a dog run due to potential issues arising from dogs that do not get along with other dogs.*

Motion by Doug Shaver

Second by Ron Brett

Vote was unanimous

Personal Property Left in Campground

Members are not allowed to leave personal property in the campground when they are not in the park under reservations.

Chapel Parking

Owners have been questioning the parking signs at the chapel. Lee Roy Brantley will handle making the signs more clear as to who can park in those areas and when.

DIRECTORS REPORTS:

Activities – Doug Shaver:

Labor Day planning is going well, with planned activities including a lock-in for the kids with snacks, games, etc, and a chicken BBQ planned also. Breakfasts are still going well and the pizza buffet was a success. Halloween weekend planning is started with more information to follow.

Buildings – Doug Waters

See Maintenance Report for detailed information.

Grounds – Ron Brett

See Maintenance Report for detailed information.

Owners have requested handicap golf cart parking behind the lower pool bath house. They would like 2 or 3 spaces if possible.

** A motion was made to make a handicap golf cart parking area behind the bath house at the lower pool area which would provide parking for 2 or 3 carts.*

Motion by Ron Brett

Second by Lee Roy Brantley

Vote was unanimous

Rules – Lee Roy Brantley

Lee Roy was asked for clarification on Rule on page 5 of our Rules and Regulations pertaining to “owners cannot be guests of owners”. This rule's intent is that owners cannot stay on another owner's use week, not that an owner cannot stay in another owner's camper as a guest. Lee Roy will re-word the rule to be clearer.

11:55 Adjourn for lunch

12:45 Reconvene from lunch

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summary for July. We have some corrections that need to be made.
- The bank balance in the investment account is \$93,153.07 as of July 31st. Our investment earned \$1146.40 year to date. Our interest rate is 1.31%.
- First Georgia Money Market Account earned \$1821.21 year to date with a balance of \$141,821.21.
- Traditions Bank Money Market Account earned \$1025.80 with a balance of \$101,025.80 I will move some of this money for September expenses.

- I called our insurance agent and discussed our premiums. I have some information for activities when the time comes.
- The finance committee met July 25th and has worked the past 2 days on the long-range presentation for the annual meeting.
- Give update on the current budget.
- I have prepared the proposed 2010 working budget for your review.
- Our workers comp mode remained at a rate of .92

Beth informed the board projected income to be -\$15,000.00 and an estimated \$25,000.00 over budget for 2009. She also informed the board that she has instructed park management not to spend any money other than necessary operating expenses and that the park is currently under a spending freeze.

Owner Relations – Wesley Copelan

New letters were reviewed; old letters have been responded to and mailed.

Guest Appeared Before The Board – 2:00

NEW BUSINESS:

Swimming Pool Rules

Discussion was held regarding swimming pool rule violations, sign clarification, proper swim attire, children under 15 unsupervised in the pool.

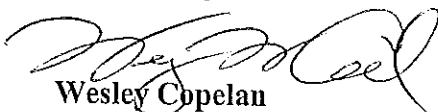
Smoking Area Activity Building Front Porch?

It was discussed if the front porch of the activity building was considered a smoking area. There are no rules in place which allow or disallow smoking there, although there is a smoking receptacle in place there. This issue was turned over to Rules and Regulations to look into further.

**A motion was made to adjourn to Executive session at 3:13pm.
 Motion by Lee Roy Brantley
 Second by Ron Brett
 Vote was unanimous*

Meeting was adjourned

Respectfully Submitted


Wesley Copelan
Secretary