

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association**

August 20, 2010

**Board members in attendance: Doug Shaver, President/Activities
Ronald Brett, Vice President/Grounds
Doug Waters, Secretary/Rules and Regulations
Diane Phillips, Treasurer
Aileen Connor, Buildings
Wesley Copelan, Equipment
Gary Bryan, Owner Relations**

8:30AM Board meeting was called to order by President Shaver.

Opening Prayer was given by Gary Bryan.

Minutes for July 16, 2010 meeting were approved as read and typed.

Motion by Ronald Brett

Second Gary Bryan

Vote Unanimous

President Shaver addressed his concern about rumors that he pulls letters and they are never addressed. Letters are pulled by President Shaver that contain personal names that have a complaint filed against them. These are handled in executive session. They cannot be handled in open meetings. No letters have been thrown away.

Office Manager's Report- Joyce Tallman.

- 1. Maintenance fees collected as of July 31, 2010 \$847,295.10 2216 accounts
Maintenance fees collected as of July 30, 2009 \$849,830.26 2263 accounts**
- 2. \$20,996 is still outstanding for 2010 only.**
- 3. Currently we have 161 ownerships for sale and 28 pending.**
- 4. We have 6 names on a waiting list for RV storage.**
- 5. The newsletter and election material have gone out.**
- 6. The 2009 audit is ongoing at this time.**
- 7. Ice cream income-\$2,512.50 Ice cream (only) expense-\$2,405.27**

Maintenance Manager's Report - Steve Tallman.

- 1. Grounds maintenance is ongoing.**
- 2. Work on the Building's winter work list continues.**
- 3. General Building maintenance is ongoing.**
- 4. Equipment maintenance has been scheduled to be done on a regular schedule.**
- 5. For all maintenance jobs done refer the monthly maintenance report.**
- 6. Chip Gosnell will return to work on Monday.**

Old Business

Code of Conduct was presented for a first reading.

A motion was made to accept the first reading of the Code of Conduct.

Motion by Aileen Connor

Second by Diane Phillips

Vote Unanimous

Second reading will be held in September.

Director's Report

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Finance: Diane Phillips

1. Reviewed check register, cash summary and statement of assets and liabilities.
2. Audited July 4th cookout and July Breakfast.
3. Bank balance in the investment account at UCB is \$178,537.95 . The investment account earned \$83.35 in July. The interest rate is .70%.
4. First Georgia Money Market account balance is \$138,432.44. This account earned \$83.35 interest in July. The interest rate is 1.31%.
5. Rabun County Bank Money Market balance is \$111,933.80. This account earned \$96.16 in July. The interest rate is \$1.13%.

Activities: Doug Shaver

Reported on Activities for the Labor Day Weekend.

Buildings: Aileen Connor

Reported that at the present time all washers and dryers are working.

Toilets and showers in bathhouses have been repaired. A shower on the men's side of bathhouse 5 has been replaced and a leak has been repaired.

A back flow on the Activity Building kitchen sink was installed to meet county standards.

Laundry Building is to be used for laundry only. Owners need to have complete access to do their wash at all times.

The change machine will not take the new bills. We will work to resolve this problem.

Winter building's maintenance list is being worked on.

General maintenance is ongoing daily. Refer to maintenance report.

Grounds: Ronald Brett

Grounds maintenance is ongoing daily. Refer to the maintenance report.

An owner and a friend have asked permission to paint signs and pressure wash decks. Mr. Brett will respond. Thank you to the owner and her friend!

Rules and Regulations: Doug Waters

The last committee meeting is scheduled for August 25. The recommendations will be given to the board to study for consideration.

Equipment: Wesley Copelan

North Georgia Machine will service the large equipment, Cleveland Cart will service the golf carts and R&D will wash all rentals. Contracts are in place.

All maintenance on equipment is being logged and checked.

Owner Relations: Gary Bryan

Absent last meeting at time letters were discussed. Mr. Bryan will respond to last month's letters and to those received this month.

President Shaver reminded the Board that Executive Session is not to be discussed outside the board room. All matters are private and confidential. The Board handles personal and employee matters in executive session.

New Business

Ronald Brett submitted a Year Round Park Feasibility Statement. It will be posted in the clubhouse. To open or close the park for the winter decision will be made

next month.

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Mr. Waters is concerned about our non profit corporation status if we have owners living here year round and using our address. He asked the Board to grant him permission to check with the Secretary of State.

A motion was made to grant Mr. Waters permission to contact the Secretary of State to get further information on our non profit corporation status if we go to a year round park.

Motion by Wesley Copelan

Second Diane Phillips

Vote Unanimous

A winter project list has been given to all board members to study. Available money and wise decisions will determine what will be done this winter.

Golf cart insurance cards were discussed.

A motion was made to discontinue sending golf cart insurance cards out.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

A discussion was held about Business Licenses and Insurance for people working in the park. President Shaver will discuss this with the lawyer.

Board of Director Term Limits were discussed. President Shaver will discuss this with the lawyer also. He stated he will have others present when he talks to the lawyer.

Owner comments were made.

Executive session will be held today to handle personal matters and appeals.

A motion was made to adjourn the meeting at 11:30 AM .

Motion by Ronald Brett

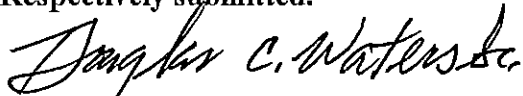
Second Aileen Connor

Vote Unanimous

Next meeting will be held September 17, 2010 at 8:30 AM.

Annual meeting will be held September 18, 2010 at 1 PM.

Respectively submitted.



Douglas Waters, Secretary

After Executive session the Board discussed the golf cart insurance reminder cards with Joyce. Due to the minimal cost a motion was made to continue to use these reminders.

A motion was made to rescind the motion to stop mailing out golf cart insurance reminder cards.

Motion by Ronald Brett

Second Diane Phillips

Vote Unanimous