

UNICOI SPRINGS CAMP RESORT
BOARD OF DIRECTORS MINUTES
GENERAL MEETING 8-17-13

Directors Present:

David Stover
Beth Cruz
Gary Bryan
Kathy Davis
Marvin Hill
Ricky Carter
Owners present: Up to 40

Directors absent:

Arlon Maddox
Partial Beth Cruz

Meeting called to order by David Stover

Approve Agenda: Agenda approved as amended

Motion by Kathy Davis

Second by Ricky Carter

Vote Unanimous

Approve Minutes: To approve July 20– 13 as written.

Motion by Kathy Davis

Second by Marvin Hill

Vote unanimous

Managers Reports:

Office-Joyce Tallman

Maintenance Fees collected as of July 31,2013	776,157.31
July 31,2012	820,145.93

47 owners owe full 2013 maintenance fees

14 owners owe for the 2nd portion of fees

32 names on RV storage waiting list

1 golf cart storage spot available

Stated they are ready for next week's ownerships sale

Maintenance-Steve Tallman

Discussed the need to know Park closing dates.

Discussed hazardous trees that was to be cut.

Discussed grounds decks and upgrades needed.

Directors Reports:

Finance-

Discussed financial data, finance committee sign up sheet.

By-laws- Discussed the locations of input info.

Kitchen-Discussed the kitchen project and proposed timelines.

Activities – Discussed future activities.

Owner Relations- Read letters of owner concerns.

Grounds-Discussed grounds minimum standard drawings

Approved concrete site plans with suggested minimum standards Labeled A-B-C Drawings. Drawing A is a top view as if you are looking down on sites. Drawing B&C are both front elevations.

Motion made by Ricky Carter

Second by Gary Bryan

Vote 3 yes 2 no

Buildings- Discussed the concerns of lower rental revenues.

Proposed for all directors to get a copy of rental occupancy reports in meeting packet.

Equipment- No discussion

Winter Projects- Discussed area six and other needs of the park and winter shut down.

Approved Area 6 and the area 1 drainage system, sites 24-28. Islands to be removed and vegetation planted for privacy in area 6. Project should not exceed \$50,000.00.

Brief explanation below-

This will be sites 300 through 312 with all new water hydrants, relocate sewer hook up and 50 amp service as per to the site plans approved above. Also to change the cross drain pipe near site 24 and address the drainage at sites 24-28.

Motion By Kathy Davis

Second By Beth Cruz

Vote 4 Yes 1 no.

Approved The plan to downsize the park from nov.1- the 4th Monday in march. Stop taking reservations for Sept.1 for areas 1, 2, 6,and tent sites. Close upper pool the Tuesday after Labor Day, stop heating lower pool last day of Sept. Close lower pool the 15th of Oct.

Vote- Unanimous

Safety Issues- Discussed dry Hydrant looked at by safety committee.

Directors duties and policies-Read and discussed this draft.

Surplus Property Policy- Not read or discussed due to time.

Use of and working on Park Equipment policy- Read and discussed this draft.

Meeting info- Not read or discussed due to time.

Approved adjournment at 3.43 PM

Motion by Ricky Carter

Second By Marvin Hill

Vote Unanimous

Ricky Carter

A handwritten signature in cursive script, reading "Ricky Carter", is written over a horizontal line.