

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
September 22, 2012**

Board Members in Attendance: Gary Bryan, President
Kathy Davis, Treasurer
Marvin Hill
Arlon Maddox
Beth Griner

Board Members Absent: Aileen Connor, Vice President
Doug Waters, Secretary

7:36 a.m. Call to order by President Gary Bryan
A prayer to open the meeting was given by Gary Bryan.

Approval of Minutes from August 17th, 2012

**A motion was made to accept the minutes as presented from the August 17th, 2012 meeting.*

*Motion by Beth Griner
Second by Kathy Davis
Vote was unanimous*

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of August 31, 2012 - \$823,869.30
- Maintenance fees collected as of August 31, 2011 - \$857,219.38
- We have 18 names on the waiting list for RV storage.
- There are 4 golf cart storage sites available (non-electric)

Joyce asked the board about winter RV/Golf Cart Storage.

A motion was made to begin winter storage November 1st, 2012 to park opening day (March 1st, 2013). Price to remain the same. Maintenance Manager to determine location.

*Motion by Beth Griner
Second by Kathy Davis
Vote was unanimous*

Steve Tallman – Maintenance Manager:

This highlighted report covers August 14 to September 17, 2012. More complete details are available in the office.

- Moved 466 campers
- Cut grass
- Various repairs to buildings, rentals, sites.
- Closed upper pool and turned off heat on lower pool.
- Took Quarterly water samples for compliance.

OLD BUSINESS:

Open / Close Dates

The dates to close and re-open the park were discussed and the following motion was made:

A motion was made to close the park on January 2, 2013 and re-open the park on March 1st, 2013.

Motion by Kathy Davis

Second by Marvin Hill

Vote was unanimous

Ownership Sales

The board discussed the one-week sale beginning Sunday September 23rd to September 30th, 2012. President Gary Bryan encouraged board members to be available to show new owners the resort.

DIRECTORS REPORTS:

Finance – Kathy Davis:

- Reviewed check register, cash summary, statement of assets & liabilities, and audited bank statements, bank charge cards, Labor Day meal money and invoices paid by check.
- Prepared Treasures' Annual Owners meeting report.
- Reviewed the full audit for year 2011 presented by Jay Green.
- The board discussed uniform usage and cost.

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

Rules – Doug Waters

Doug Waters absent – No report given

Grounds – Gary Bryan

See Maintenance Report for detailed information.

The board discussed and decided areas 1 and 5 will be the areas available from November 13th, 2012 to March 1st, 2013.

Buildings – Gary Bryan

See Maintenance Report for detailed information.

President Gary Bryan informed the board about a support beam on pool end of porch that needs to be repaired.

Discussed work done at chapel and the renewal of chapel lease with LeeRoy.

Equipment- Marvin Hill

See Maintenance Report for detailed information.

Marvin reported that all equipment has been serviced and the Ferris mower was repaired.

R&D will be washing the campers for \$30.

All gutters on buildings and office area roof need to be cleaned.

Long Term Plans- Aileen Connor

Aileen Conner absent- No report given

Owner Relations – Gary Bryan

All letters were reviewed and discussed by the board.

A motion was made to allow Alpha Phi Omega from Georgia Tech to come do a working camp out on November 16th & 17th, 2012 with 25 people in exchange for them doing a community service project for the park.

Motion by Arlon Maddox

Second by Marvin Hill

Vote was unanimous

Activities – Marvin Hill and Gary Bryan

Labor Day events went well profited about \$370.

Halloween planning is underway for October 26th and 27th. Gary Bryan, Diane and David Stover have volunteered there time again to lead this huge event.

Forrest and Kathy Rice will be going home and Arlon Maddox will continue ice cream socials thru Halloween Weekend.

NEW BUSINESS:

The board discussed the definition of holiday weekends to include only Saturday and Sunday for employee parking at maintenance shop.

Treasurer Kathy Davis presented the board with an option to allocate a percentage of On & Off fees.

A motion was made to set aside 25% of the on & off fees to put into the vehicle and camper replacement fund starting January 1st, 2013.

Motion by Kathy Davis

Second by Beth Griner

Vote was unanimous

The board discussed Annual Meeting Agenda.

The board met with Auditor Jay Green at 10:30 to review 2011 audit. Auditor Jay Green gave the resort a clean opinion with strong financial results and strong balance sheet. He did caution the board on the down turns in economy and our responsibility to the financial health of the resort. There was discussion on business continuation insurance on our liability umbrella policy.

The board went to Executive session at 11am.

Meeting was adjourned

Respectfully Submitted



**Beth Griner
Acting Secretary**

**Minutes of the Board of Directors Annual Meeting
Unicoi Springs Owners Association
September 22, 2012**

Board Members in Attendance: Gary Bryan, President
Kathy Davis, Treasurer
Marvin Hill
Arlon Maddox
Beth Griner

Board Members Absent: Aileen Connor, Vice President
Doug Waters, Secretary

Call to order at 1 pm by President Gary Bryan
Prayer by Jesse Browning

Auditor – Jay Green

He presented the members with the opinion that the Resort was in sound financial shape. He encouraged continued diligence financially to maintain those reserves due especially to the current economic conditions that continue nationwide. Maintenance costs were down \$28K. Utility cost was up \$46K. Overall cash was down \$17K. Pre-Paid assessments were down \$25,551. Capital improvements expenditures were \$72,259.

Owner Nick Raptus asked about itemized cash disbursements. Kathy informed him that cash summary is in office.

Welcome – President Gary Bryan

President Gary Bryan provided opening remarks and offered a few gentle reminders to members:

Letter to Owners from President

I Gary Bryan would like to start out by saying thank you to all the candidates who ran for the board of directors this year and congratulations to the winners. To all who voted, but a special thank you to everyone who has supported and Voted for me. It has been a pleasure being on the board of directors, it has been an honor to serve all the resort owners and a privilege to be a representative for you on things you want to have accomplished for/in the park. I hope no matter who is on the board, the board continues the process of up grades to the resort, improvements in getting the park up to speed with the new technology available such as up grading where we can at least see sites available on the internet.

I hope the board starts looking into having more committees on a lot more things needing to be done for/to the park, allowing all of us as members to get involved so we as owners can feel personally responsible for the things accomplished for this great park and not just people camping here.

I would like to say this, that I know the economy is tight and we need to watch our spending, but we are as the accountant stated earlier, a very sound financial company and resort. We have over one million dollars in cash and assets, so it is not like we will have to close the resort any time soon because of money, even though as I said we do need to watch our budget and stay financially strong, but if we as a board and as all of us as owners do not stop all this bickering, gossiping and bullying about what is mine and not yours kind of mentality and we do not start caring and enjoying the facilities and each other, which will close this park a lot faster than our financial position will.

Please everyone, we say this is a great family type resort, I believe that with all my heart, that's why Jackie and myself joined, but there has become division between board and owners, between owners and owners, let us please stop this and show that we are truly family, brothers and sisters, who care about each other and care about what people think about us and this resort when they come through those gates to visit. Sometimes we are in such a hurry to make someone look or sound bad, we do not stop to think how this makes the resort as a whole look. I am sorry I got on this but it has been weighing heavy on my heart for some time and I had to get it out. I thank you for listening, I care about the resort, every owner and all our families and friends that comes here to have fun, feel welcome and not worry about anything else. I Love everyone and thank you for listening to me.

Gary Bryan
Owner
Board Member.

Annual Directors Reports

Finance- Kathy Davis

I have reviewed 12-month statement of operations, cash comparisons from 9/1/11 to 9/1/12; I have prepared the Annual 12 month statement of operations. This is available in the office.

Treasurer Kathy Davis stated this year has been like none other in the history of this resort. Due to hard economics and the demographics of this park, we have lost numerous memberships. To off set this we have encouraged membership sales through advertising and incentives, and also cut our expenses drastically. Through the diligent efforts of this board and our management staff we have not felt the entire impact of this recession, with continued vigilance and good decision-making we will continue to be financially strong. We cut 60K of budget in January and put a freeze on spending in March.

Treasurer Kathy Davis announced appreciation to Jackie Bryan, Wyman West, Beth Griner owners and Jay Green, Mr. Patrick auditor and accountant for there support, advise and help with this year's financial challenge.

Grounds-Gary Bryan

President Gary Bryan stated that all areas but 1 and 5 would be shut down November 13th till March 1st, 2013. He addressed the erosion in area 6.

Buildings-Gary Bryan

President Gary Bryan informed owners about a repair to be done on poolside of clubhouse to a load-bearing beam that is cracked, in November.

Long Term Plans-Aileen Connor

Arlon Maddox reviewed the 2 years of the 5-year plan to the association.

Activities-Marvin Hill

Marvin Hill gave a report on the activities for the year and gearing up for up coming Halloween weekend.

Owner Relations-Gary Bryan

No report

Chapel Report

LeeRoy Brantley presented a report on the chapel activities. The chapel did some improvements to the property; this project was lead by John Roberts. The Chapel committee has decided to not sponsor the chapel homecoming this next year. A copy of that report can be obtained by request in the office.

Rules and regulations-Doug Waters

Director Beth Griner read a personal letter from Aileen Connor to the association. Treasurer Kathy Davis read a personal letter from Doug Waters to the association.

President Gary Bryan made a few comments then opened floor for questions.

- The park will close on January 2, 2013 and re-open March 1,2013.

Questions and suggestions were solicited from members who had any to ask the board.

1. A question was asked about tennis courts not used and putting sand in there for a dog run. Answer: The covenants won't allow this.
2. Any plans for Internet improvements in park? Will continue looking into this.
3. Any plans for more 50-amp sites? Yes will continue long-range plan upgrades.
4. What are park closing and plans for construction? Park will be closed January 2-March 1, 2013. Winter upgrades have not been decided.
5. What are plans for extending 4 days out instead of 2? Will give back to rules and regulations for further discussion.
6. Please explain the checks and balances the board uses to safeguard the monies and accounts. Treasurer Kathy Davis informed owners we are virtually fool proof.
7. Has someone pulled and reviewed utility bills? Yes, but will review again.
8. An owner suggested we switch to LED lights to save on costs.
9. An owner suggested we use hydro seeding in erosion areas.
10. An owner suggested we change the cost of membership in office.
11. An owner commented about paying \$7000 for ownership.
12. An owner asked about reviewing covenants and bylaws? A committee is being formed to work on it this year.
13. An owner suggested we encourage owners to pay cash instead of credit card.
14. An owner recommended we hand out activities sheet in office instead of putting in wall file.
15. An owner commented that she would continue using credit card. Credit card fees are part of doing business.
16. Have all memberships been sold at on point in time? Yes
17. How much does it cost to recover a deed? Joyce and Christine do most of the work.
18. An owner asked why the light switch is on outside of men and women's bathroom? She was concerned because someone was left in the dark.

Door prizes were given by drawing tickets out of a box to 3 lucky members for discounts off next year's membership fees.

Kay Abel U#3032 \$50
Shirley Roberts U#2780 \$75
Wayne Brooks U#3042 \$100

Election Results

Pat Carver introduced her election committee and briefly described their duties in processing the ballots and counting. There were 3 positions up for election and 7 members who qualified to run for those positions. The results were as follows:

David Stover – 544 votes
Gary Bryan – 418 votes
Ricky Carter – 393 votes
Bob Harber – 352 votes
David White – 344 votes
Huel Pass – 251 votes
Steve Henson – 221 votes

The winners of the election by having the most votes were:

David Stover
Gary Bryan
Ricky Carter

Meeting was adjourned.

Respectfully Submitted,



**Beth Griner
Acting Secretary**

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Unicoi Springs Owners Association
September 22nd, 2012**

Board Members in Attendance: **Gary Bryan, President**
 Kathy Davis, Treasurer
 Marvin Hill
 Arlon Maddox
 David Stover
 Ricky Carter
 Beth Griner

Election of New Officers

President Gary Bryan opened up the floor for nominations for president.

Marvin Hill nominated Gary Bryan for the office of President.
David Stover made a second for Gary Bryan

Beth Griner nominated Kathy Davis for president.
Arlon Maddox made a second for Kathy Davis

Beth Griner requested private votes to be taken.
Vote was 5/2 in favor of Kathy Davis

Newly Elected President Kathy Davis continued the meeting by allowing a round table discussion of our strengths and what we would like to do on the board. She then called for nominations for treasurer.

Kathy Davis nominated Beth Griner for the office of Treasurer.
Arlon Maddox made a second for Beth Griner

Marvin Hill nominated David Stover for the office of Treasurer
Gary Bryan made a second David Stover

Vote was 4/3 in favor of Beth Griner

Beth Griner nominated David Stover for the office of Secretary.
Arlon Maddox made a second for David Stover.

David Stover nominated Ricky Carter for the office of Secretary.
Marvin Hill made a second for Ricky Carter.

Vote was 5/2 in favor of David Stover.

Beth Griner nominated Arlon Maddox for the office of Vice-president.
Ricky Carter made a second for Arlon Maddox.

Marvin Hill nominated Ricky Carter for the office of Vice-president
Gary Bryan made a second for Ricky Carter.

Vote was 4/3 in favor of Arlon Maddox

President Kathy Davis appointed board members to the following committees:

Grounds – Ricky Carter

Buildings – Kathy Davis

Rules & Regulations– Arlon Maddox

Activities – Marvin Hill and David Stover

Owner Relations – Arlon Maddox

Equipment – Gary Bryan

Covenants and Bylaws Committee- Arlon Maddox and Ricky Carter

Personnel Committee – Ricky Carter, Beth Griner, Arlon Maddox, Kathy Davis

Finance Committee – Beth Griner, David Stover

David Stover will present a new form for owner suggestions.

President Kathy Davis gave out information packets to board members.

A motion was made to have board meetings on the 3rd Saturday of January, March, April, May, June, July, August, September, October and November at 8:30am to entice younger members to attend meetings.

Motion by Ricky Carter

Second by Arlon Maddox

Vote was unanimous

A motion was made to have Employee Christmas Party at Food Factory on November 16th, 2012

*Motion by Beth Griner
Second by Arlon Maddox
Vote was unanimous*

Motion to adjourn was made by Arlon Maddox
Seconded by Marvin Hill
Vote was unanimous.

Meeting was adjourned.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Beth Griner".

**Beth Griner
Acting Secretary**