

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
September 17-18, 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.**

Executive Minutes for July 16, 2010 meeting were approved as corrected.

Motion by Aileen Connor

Second Gary Bryan

Vote Unanimous

Minutes for August 20, 2010 meeting were approved as read.

Motion by Ronald Brett

Second Diane Phillips

Vote Unanimous

Executive Minutes for August 20, 2010 meeting were approved as read.

Motion by Gary Bryan

Second Diane Phillips

Vote Unanimous

Office Manager's Report-Joyce Tallman.

Currently we have 3 on the waiting list for RV storage and 2 for golf cart storage.

Maintenance fees collected as of August 31, 2010 \$852,805.62 2228

Maintenance fees collected as of August 31, 2009 \$853,130.14 2271

A motion was made to rollover excess income to the next year (2011) per IRS guidelines and statues.

Motion by Aileen Connor

Second Wesley Copelan

Vote Unanimous

Maintenance Manager's Report - Steve Tallman.

Daily maintenance is ongoing.

Presented the Board with an Annual Report (September 2009-August 2010).

The year has been very busy.

He is in the process of hiring a new employee to replace an employee who has gone to another place of employment.

Old Business

A motion was made to accept the second reading of the Code of Conduct. It will be brought back to the Board in November.

Motion by Doug Waters

Second Diane Phillips

Vote Unanimous

A motion was made to close the park for the winter.

Motion Gary Bryan

Second Wesley Copelan

Vote Unanimous

A motion was made to close the park January 3, 2011 at 12:00PM and to open March 1, 2011 at 8:00 AM.

Motion by Gary Bryan

Second Aileen Connor

Vote Unanimous

Maintenance fees and Winter Projects were moved to new business. The budget needed to be discussed before these decisions could be made.

The lawyer was contacted and the following answers were received.

Employee salaries are a private matter and published to members in a total amount.

The association does not endorse nor recommend any contractor or worker to do individual jobs. It is the owner's responsibility. A disclosure for Unicoi Springs Camp Resort will be posted in the clubhouse.

An owner may run for the Board as many times as they like.

Director's Report

Activities: Doug Shaver

Mr. Shaver reported on the Labor Day Activities. He stated that Pat Carver and Joyce Stump are working to get activities ready for Halloween.

Buildings: Aileen Connor

The golf cart storage area has been cleaned and numbered and the repairs to that building are complete. See maintenance report. Winter project bids will be discussed when the budget is approved.

Grounds: Ronald Brett

See maintenance report.

Winter project bids will be discussed when the budget is approved.

Equipment: Wesley Copelan

Maintenance on equipment is being logged monthly. Service on all equipment is being carried out.

Rules and Regulations: Doug Waters

A motion was made to accept the first reading of the Rules and Regulations as presented by Doug Waters.

Motion by Aileen Connor

Second Gary Bryan

Vote Unanimous

Auditor Jack Greene appeared before the Board to give the results of the independent audit. His comments were favorable and he made a few suggestions for the treasurer.

Owner Relations: Gary Bryan

Letters were discussed and owners will receive replies.

A motion was made to leave the pool open until October 29 and cut off the heat September 26.

Motion by Gary Bryan

Second Diane Phillips

Vote For 2

Against 4 Brett, Connor, Copelan, Waters

New Business:

A motion was made to have three gift certificates (\$100.00, \$75.00, \$50.00) for a drawing at the annual meeting. These certificates will apply to maintenance fees.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

A motion was made to have the Annual Employee Christmas Party at the Runway Fish House November 19, 2010.

Motion by Aileen Connor

Second Gary Bryan

Vote Unanimous

RV and Golf Cart Winter storage will begin November 15, 2010 and end March 1, 2011. RV winter storage will be \$1.00 per day and Golf Cart winter storage will be \$10.00 per month. Golf carts will be stored at the pavilion by the upper pool and will be moved as needed. RV storage will be determined by the maintenance manager. Electricity will not be available for either one.

Area Six will shut down November 15, 2010 due to winter projects.

Lunch Break at 12:00 PM

Called back to order at 1:03PM

Finance: Diane Phillips

Reviewed check register, cash summary and statements of assets and liabilities. The check register and bank statements were audited for August 2010.

Bank balance in the investment account at UCB is \$113,445.52. Interest earned in August \$55.18. Interest rate is .66 %.

First Georgia Money Market account balance is \$138,732.30. Interest earned in

August \$152.09. Interest rate is 1.26%.

Rabun County Bank Money Market account balance is \$112,027.39. Interest earned in August was \$93.59. Interest rate is 1.10%

The proposed 2011 budget was not ready to be presented. Doug Shaver will work on the proposed 2011 budget with Diane Phillips. It will be presented September 18 for review and approval.

Executive Session 1:39 PM

Appeals and fines were discussed.

Executive Session ended at 2:17 PM.

Protocol for the Annual Meeting was discussed.

The meeting for September 17 was adjourned at 2:21 PM.

Motion by Diane Phillips

Second Wesley Copelan

Vote Unanimous

Meeting will reconvene at 9AM September 18, 2010.

September 18, 2010 the meeting reconvened. All board members were present except Wesley Copelan.

President Shaver called the meeting back to order at 8:58 AM.

Opening prayer was given by Ronald Brett.

At 8:59 AM Executive session opened. A personal issue was discussed.

Executive session ended at 9:20.

Diane Phillips presented the proposed 2011 budget.

A motion was made to accept the proposed 2011 budget.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

A motion was made to keep maintenance fees at \$375.00 and to keep all other fees the same for the 2011 season.

Motion by Aileen Connor

Second Gary Bryan

Vote Unanimous

Capital expenditures were discussed.

A motion was made to accept the number one proposal for capital expenditures for 2011. (Grounds- area 6, upper pool and deck, front entrance \$25,000.00, Buildings- \$10,000, Deck repair-\$5000.00) This is a total of \$40,000.00 for winter projects for 2011.

Motion by Aileen Connor

Second by Gary Bryan

Vote 4 For

1 Against Doug Waters

A motion was made to rescind the old five year plan.

Motion by Gary Bryan

Second Diane Phillips

Vote Unanimous

At 11:08 Tim Thomas and Wade Owens (auditors) appeared before the board. They did a partial audit for 2009. They gave us a very good report and made comments on a good management team. Tim Thomas will give the report at the Owners' Annual Meeting.

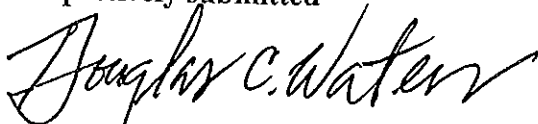
A motion was made to adjourn the September 18 meeting at 11:37.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

Respectively submitted



Douglas Waters, Secretary