

**UNICOI SPRINGS CAMP RESORT OWNERS ASSOCIATION**

**ANNUAL MEETING**

**SEPTEMBER 18, 2010**

Wesley Copelan was not in attendance. All other Board members were present.

The Annual Meeting was called to order at 1:00 PM by President Doug Shaver.

Opening prayer was given by Jesse Browning.

The office and maintenance staffs were introduced.

Tim Thomas, CPA reviewed the 2009 partial audit. He made positive remarks about our operational budget, reserve account, designated projects. He advised us to guard closely due to the present economy. The partial audit for 2009 is available in the office.

President Shaver announced that all present fees will remain the same for the 2011 season.

The park will close January 3, 2011 at 12:00 PM and reopen March 1, 2011.

He read answers from our attorney about employee salaries, term limits and contractors and workers in the park. These can be found in the September 2010 minutes.

Treasurer- Diane Phillips The proposed 2011 budget was presented and the financial activity for the year was summarized.

Buildings-Aileen Connor Winter projects have been completed and \$10,000.00 was approved for 2011 capital improvements. The improvements include the following: Rental mattresses, Repair of porch rockers, Bathhouse repairs, Fans for the clubhouse and a 3 station computer for clubhouse upstairs.

Grounds-Ronald Brett Owners who have worked on the grounds were thanked. Owners who planted a personal garden were asked to clean up the area and to remove personal items. It will be mowed. Winter projects have been completed. \$30,000.00 was approved for 2011 capital improvements. The improvements include the following: Area 6, Front entrance, Deck repair, pool surface and deck (upper pool).

Rules and Regulations-Doug Waters The rules and regulations committee met and has made recommendations. These will be reviewed by the Board and changed rules will be available in the office in January when they are approved.

Owner Relations-Gary Bryan Comments were made on letters, complaints and compliments.

Equipment-Wesley Copelan President made comments for Mr. Copelan. All equipment is being serviced and service is being logged. The new front entrance gate was put in place and a utility vehicle was purchased.

Chapel committee was give by LeeRoy Brantley. Building repairs have been done. Thank you to all volunteers. Donations are given to missions and to those in need.

The drawing was held for three certificates (\$50.00, \$75.00, \$100.00). These are to be redeemed in the office when paying maintenance fees.

The owners asked questions and received responses.

Pat Carver recognized the election committee. Election results (2228 eligible to cast votes, 880 voted, 45 not properly cast).

Mark Cook	554
Kathy Davis	538
Doug Shaver	313
Bob Harber	254

Board members and new board members were asked to meet in 15 minutes in the board room.

The meeting was adjourned.

Respectively submitted



Doug Waters, Secretary