

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
June 19, 2009**

Board Members in Attendance: **Aileen Connor, President**
 Lee Roy Brantley, Vice President
 Beth Griner, Treasurer
 Doug Waters
 Ronald Brett
 Doug Shaver
 Wesley Copelan, Secretary

8:30 a.m. Call to order by President Connor: Open Board Meeting
 A prayer to open the meeting was given by Lee Roy Brantley.

Approval of Minutes from May

The minutes from the May Board Meeting were accepted and approved as corrected.

*A motion was made to approve and accept the minutes of the May 15, 2009 Board Meeting.

Motion by Doug Shaver
Second by Lee Roy Brantley
Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Maintenance fees collected as of May 31, 2009 total \$829,031.39 with 2210 owners paid. Last year at this time we had collected \$754,763.71 with 2320 owners paid.
- We currently have 152 ownerships on hand for sale.
- We currently have 69 owners that have not paid any of their 2009 Maintenance Fees, and 36 who have only paid half.
- There are 20 names on storage waiting list.
- There are 69 golf carts in storage and 11 spots available.
- The state has lifted the water ban.
- Discuss need for owner's patience on moving campers.
- Need U numbers on tow dollies.
- Trailer storage rate clarity.

Occupancy rate comparison over the last 3 months vs. 2008

March 2008	60	March 2009	58
April 2008	118	April 2009	125
May 2008	157	May 2009	142

Steve Tallman – Maintenance Manager:

This highlighted report covers May 2009. More complete details are available in the office.

- Moved 549 campers, compared to 557 last year.
- Completed electric installation in temporary storage C-Lot.
- New mulch spread around clubhouse and upper pool.
- Both pools cleaned each day.
- Completed new golf cart storage behind laundry area.
- Upper pool filled with mud after heavy rains, closed for 3 days while cleaned out.
- Both well pumps went out, one after the other, and were repaired. No small task.
- Cut grass twice.
- Cut limbs.
- Various repairs throughout park.
- Repairs made to various rentals.
- Assisted with activity preparations.
- Maintained and repaired various equipment.

Steve talked extensively about work done recently on the well issues and the amount of time and manpower it consumed, also, the need for owners to be patient in regards to moving campers. When so many need to be moved it takes a while and they cannot promise a time an individual owner's camper will be moved to a new site. He also explained that when someone submits a maintenance request at the office, these request forms are picked up many times each day and the work will be performed as soon as possible.

Steve also requests that owners fill their toilet bowl with water prior to flushing to relieve stress by adding water to the sewage flow. This is needed to keep enzymes at proper efficiency and keep odors down.

OLD BUSINESS:

REMINDER –

The owners board is for Classified Type ads, not Business Listings. Business card holders will be purchased for those wishing to place cards with their business information.

Fundraisers and criteria for approval

The board discussed the pros and cons of allowing fundraisers and how often, etc. The general consensus is to allow fundraisers that benefit local needs before national based fundraisers.

*A motion was made to require that any fundraising event must be submitted in writing to the board for approval.

Motion made by Doug Shaver
Second by Wesley Copelan
Vote was unanimous

Sale of Products in the Campground

The rule outlined in the rules and regulations of the park states: “No soliciting of any kind will be permitted except during designated Craft Fairs and/or Yard Sales.”

This rule stands and should be followed in regards to selling goods or services at the park.

Fines, Fees, Deposits Update

The board has decided to look into enforcement and standard operation procedures and to study existing fees and fines and return in July to discuss these ideas before a decision is made.

Wesley Copelan has created a Fine Appeal Request form and a Fine Resolution Form to aid members in the appeal and resolution of the fine process. The board reviewed these forms and a motion was made to adopt.

*A Motion was made to add Fine Appeal Request form to the fine appeal process and use the Fine Resolution form to notify the owner fined of the result of their hearing.

Motion made by Beth Griner
Second by Lee Roy Brantley
Vote was unanimous

Code of Conduct in Common Areas

Lee Roy Brantley was commissioned to draft a list of proper conduct expected in the common areas of the park to prevent harassment of owners by other owners. The board will review at the July meeting.

Election Committee

Pat Carver was selected to head the election committee again this year. She is charged in complete oversight of the election process and will choose her own committee with no recommendations or involvement from the current board.

The activity building will be utilized for vote counting and will be closed for all other use from 4:00pm the day before the Annual Meeting and until the count is completed.

Future Open Board Meetings

The board will discuss future open meetings and a schedule will be set of dates for such meetings if approved.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summaries for May.
- The bank balance in the investment account is \$182,551 as of May 29th. Our investment earned \$929.93 year to date.
- First Georgia Money Market Account earned \$1275.36 year to date with a balance of \$141,275.36.
- Traditions Bank Money Market Account earned \$714.39 with a balance of \$100,714.39.
- Renewed CD at Stephens Federal Bank at 2.5% 12 month term. Interest earned was \$3666.46.
- We have 2 more CDs renewing by next meeting.
- Gave Steve and Scott a YTD Budget analysis.
- The company in which we purchased our salt water filter system from evidently was having financial issues and took our money but would not send our product. I was informed by Joyce we have re-cooped the money for the salt water filter system. We have reordered from another supplier. She was very proactive and aggressive to get our money back.
- Met with Finance Committee and outlined goals.
- Contacted Wade Owens in regards to our Annual Audit.

Activities – Lee Roy Brantley:

Upcoming activities for July 4th Celebration were discussed with activities of a parade, lunch, camper decoration contest paintball and a street dance planned.

Buildings – Doug Waters

Refer to Maintenance Report which is available in the office.

Doug will be conducting a building by building assessment of problems to address and getting information on new campers for future replacement of rentals along with looking into existing hazards around the park.

Grounds – Ron Brett

Refer to Maintenance Report which is available in the office.

Rules – Doug Shaver:

No report.

Owner Relations – Wesley Copelan

Minutes were approved, summary was posted within 2 hours of meeting, new letters were discussed and will be responded to by July 31st. All previous letters have been responded to and mailed.

12:20pm Adjourned for lunch

12:45 Reconvened from lunch

NEW BUSINESS:

Taxes and Tags

It was noted that we have many campers in storage which do not have current tags in them and the question arose as to the parks liability for unpaid taxes on these owners' campers. Doug Shaver will look into the potential liability, if any exists, and report back in July.

“B” Vehicle Lot Parking

Owners do not seem to be aware of overnight parking available in this lot by upper pool. Will be put in July Newsletter.

Tow Trailer Parking

Joyce needs clarity on what is to be stored in what lot. She was told that utility trailers and tow dollies need to be stored in utility storage lot until full, then she is to use her best judgment as to space available elsewhere.

*A motion was made to add a check box to the check in sheet asking if you have a towing apparatus.

Motion made by Beth Griner
Second by Lee Roy Brantley
Vote was unanimous

*A motion was made to amend Golf/Utility Trailer Storage Fees and Rules to include "Any towed apparatus other than an RV or Camper" and must have U number clearly marked on such apparatus.

Motion by Wesley Copelan
Second by Beth Griner
Vote was unanimous

Maintenance Shop Use and Abuse

The board discussed that owners are coming to the maintenance shop without permission and removing parts and tools and not returning them.

*A motion was made that Steve and Doug Waters come up with recommended guidelines about using the shop and its supplies.

Motion made by Ron Brett
Second by Doug Shaver
Vote was unanimous

OTHER NEW BUSINESS

Camper Washing

With the water ban lifted, washing campers was discussed and the following motion was made allowing owners to wash their stored camper once annually,

*A motion was made to allow camper washing once a year for stored campers following the county regulations and park rules. Washing is to be done on Mondays, Wednesdays, or Saturdays only.

Motion made by Beth Griner
Second by Doug Waters
Vote was unanimous

*A motion was made to hire R & D to wash and wax all our rental campers for \$40.00 each.

Motion by Doug Shaver
Second by Lee Roy Brantley
Vote was unanimous

Employee Luncheon

July 17, 2009 was the date set for our annual employee luncheon.

***EXECUTIVE SESSION RESULTS**

Candidates for Election

*A motion was made to accept all 9 candidates for election for the 3 open board positions.

Motion by Doug Shaver
Second by Lee Roy Brantley
Vote was unanimous

The candidates are:

Gary Bryan
Mark Carter
Aileen Connor
Henri Daniel
Larry Ginsberg
Bob Harber
Danny Register
Doug Waters
Elizabeth Williams

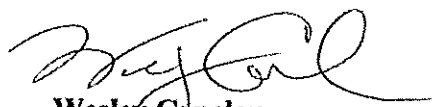
*A motion was made to authorize Steve to precede with the survey of H Lot at an estimated cost of \$3000.00.

Motion by Doug Waters
Second by Ron Brett
Vote was unanimous

Lee Roy requested to be removed from his committee assignment of Activities to Rules and Regulations due to personal reasons. This request was granted and approved by President Connor and supported by the Board. President Connor also asked Doug Shaver to oversee the Activities Committee. He accepted these duties.

Meeting was adjourned

Respectfully Submitted



**Wesley Copelan
Secretary**