

**Unicoi Springs Camp Resort
Board of Directors Meeting
Regular Open Board Meeting Minutes
March 21, 2015**

Board Members in Attendance:

David Stover - President
John Gaines – Vice President
Bonnie Jordan - Secretary
Tommy Walker
Aileen Connor

Board Members Absent:

Beth Cruz
Gary Bryan

Regular Board meeting called to order by David Stover at 9:20 AM.
Prayer given by Dave Stover
Pledge of Allegiance by all

Motions Follow:

1.) Motion to approve the Agenda with changes:

Owner Relations – John will sub for Gary
12. Old Business – Security
13. New Business – Site Repair Plan

Motion made by Tommy Walker Seconded by Bonnie Jordan

Yeas - David, Aileen, Tommy, John, Bonnie Nays – None Absent – Gary and Beth

Motion Passed

2.) Motion to accept January 2015 minutes with the following amendments:

Change Motion 1 – Made by Bonnie Jordan Seconded by Beth Cruz

Change Motion 13- John Gaines voted Nay

Treasurer’s Report – list missing items in the minutes

**Motion made by Bonnie Jordan Seconded by David Stover Yeas - David, Tommy, John
and Bonnie Nays – None Abstain – Aileen Absent – Beth and Gary**

Motion Passed

3.) Motion to table Site Plan Renovation until April 2015 meeting:

Motion made by Aileen Connor Seconded by Bonnie Jordan
Yeas - John, Aileen, Tommy, and Bonnie Nays – David Absent – Gary and Beth
Motion Passed

- 4.) Motion to rescind Motion 3 to table Site Plan Renovation until April 2015 meeting.
Motion made by Aileen Connor Seconded by Bonnie Jordan
Yeas – David, John, Aileen, Tommy, and Bonnie Nays - none Absent – Gary and Beth
Motion Passed
- 5.) Motion to accept the Site repair Plan Renovation as presented
Motion by Aileen Connor Seconded by Tommy Walker
Yeas - David, Tommy, John, Aileen and Bonnie Nays – none Absent – Beth and Gary
Motion Passed
- 6.) Motion to approve the 2015 Budget as of 4 Feb. 2015.
Motion by Aileen Connor Seconded by – David Stover
Yeas - David, John, Aileen, Tommy and Bonnie Nays – none Absent – Beth and Gary
Motion Passed
- 7.) Motion to rescind Motion 6, Dated Nov. 15, 2014 as stated: to offer to bid for our security services, specification list of services so all bidders are bidding on equal services. Our security service has trained our 13 employees in CPR and First Aid at no cost. We need specs by early Jan. Motion by Ricky Carter Second by Tommy Walker. 4 – Yeas 2 – Nays (Beth and Gary) 1 - Absent
Motion by Tommy Walker Seconded by Bonnie Jordan
Yeas - David, Tommy and Bonnie Nays - John Abstain – Aileen Absent – Beth and Gary
Motion Passed
- 8.) Motion to Adjourn at 12:35
Motion by Aileen Connor Seconded by - Bonnie Jordan
Yeas - David, Tommy, John, Aileen and Bonnie Nays – none Absent – Beth and Gary
Motion Passed

Managers Reports:

Joyce Tallman-- Business Manager

Maintenance Fees collected as of February 28th, 2015 \$560,765.17

Maintenance Fees collected as of February 28th, 2014 \$534,674.21

There are 240 accounts that have not paid the 1st portion of the 2015 maintenance fees, compared to 263 last year at this time.

Currently the Resort has 246 ownerships for sale.

There are 8 RV spots and 13 Golf cart spots available for rent.

Steve Tallman - Maintenance Manager

Work completed by Maintenance personnel from 1/13/2015 thru 3/13/15.

Park improvement work:

- Working on site light list
- Replaced flow meter in lower well.
- Cut dead trees around park
- Continues refinishing rocking chairs from porch
- Finished rental 64 repairs and put back on site.
- Repaired rotten boards in Activity Building
- Repaired fans and lights in Clubhouse
- De-winterized rentals.

Administration:

- Cleaned/replaced hvac filters
- Repaired screen in clubhouse upstairs.
- Replaced light bulbs in Bath house 1.
- Replaced faucet in Bath house 1 – men's side
- Replaced bulbs over puzzle table in Clubhouse.
- Replaced both entry doors at Bath house 5.
- Repaired toilet – ladies side at Bath house 4.
- Installed new camera in upstairs Clubhouse.
- Repaired toilet – men's side in Bath house 2.
- Repaired lights in laundry room.
- Checked air conditioner in Activity Building.
- Replaced light bulbs Bath house 3 – men's side.

Project work:

- Completed sites 110-118
- Extended rear of pad site #1.
- Extended rear of pad site #203.

Sites 201-213-219 new wooden deck. Extended rear of pad. Moved water, sewer and moved electric where needed.

Beth Cruz – Treasurer (report given by Bonnie Jordan):

1. Reviewed and audited check ledgers and cash summary for January and February.
2. Reviewed payable receipts.
3. The complete Treasurer Report is in the Office which lists Banks and balances as well as investment information.
4. The final actual budget for 2015 is ready. This was given to accountant for approval.
6. Beth will have Joyce get bids for Annual Audit and present to the Board next month for approval.
7. Please put any financial questions you may have in writing (not email). She will answer as soon as possible or forward the question to the accountant.

New Business:

Site Repair Plan 2015 was introduced by David Stover. It gives definitions for; 1. Site, 2. Deck, 3. Pad. How we plan to move forward during this year to repair at least 7 sites, with a list of 10 possible. At the discretion of the plan, it may be altered because of other issues. Each site has an estimated cost breakdown based on February 2015 figures in the Site Repair List.

By E-mail vote: On February 17th, 2015 Motion by Tommy Walker seconded by Bonnie Jordan To continue with Tru-Vision Security Consultants for 12 months at no increase in rate, allowing for minor changes, to the scope of work as deemed necessary by Unicoi Springs Owners Association, Inc. and approved by Tru-Vision.

Tru-Vision has offered to install digital monitoring check point throughout the Resort to ensure that daily inspection rounds are completed at no additional cost to Unicoi Springs 6 Years and 1 nay.

Reports:

Activities: Aileen spoke about being the person to do all dry good ordering. A list for any low inventory will be in the supply closet. Be sure to plan ahead for needed supplies when planning events.

Special Reports –By Laws: Bonnie spoke about the meeting several members of the By Law committee had on 3/19/15 to review the revisions our attorney made in November to the committee Draft sent to her last November. We have another meeting set for Monday morning (3/23) to finish our review and list questions to be asked during a Monday afternoon telephone conference with Rebecca. Our intention is to send the new By Laws out to

members with post card style Ballots requiring a Yes/No vote with signature for each U# membership in April.

Buildings: John requested input from members, bringing to his attention problems you may see with any of our buildings.

Equipment: Tommy spoke about the Equipment Report Steve is now able to generate with his new computer. It tracks maintenance on all equipment related to the shop.

Rules and Regulations: If any owner has a suggestion for Rules and Regulations please submit them in writing, signed, dated and with your U#, to Aileen Connor or to the office. The office will place them in the proper Board folder. Suggestions will be presented to the Board for consideration.

Grounds: Bonnie reported on the area known as Lacey Curtains in area 3. The additional work required to help rectify the long time drainage problems and eliminate numerous rotting trees that posed a safety problem for campers as well as the walking trail. The end result is better run off for surface waters by building up the last two pads and cement patios and a layer of gravel under those sites to add underground drainage. The patios and pads are larger. A bonus is the wider lighted walking trail with a lighted path to the shuffle board. Also a reminder to owners, don't just verbally tell staff about a problem. People get busy and forget. Write up site reviews (found in the office), give your U# and sign them, when a problem is seen. If it is a Safety Issue, please mark it on the review so we can get quicker attention. Bonnie will be keeping track of the reviews, dating when received, when complete and action taken.

Owner Relations (John filled in for Gary): John read a short email letter regarding the smoking area on the porch. A written response will follow.

Old Business: The Veterans monument presented to the Board. After discussion it was decided not to move forward with it. The bricks can be used in that way if a member chooses.

Meeting adjourned at 12:35. See Motion 8.


Bonnie Jordan
Secretary