

**Minutes of the Board of Directors Meeting  
Unicoi Springs Owners Association  
April 18, 2008**

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

**Board Members Absent:** None

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

**Approval of amended March 14, 2008 Minutes**

A motion was made to approve the amended minutes of the March 14, 2008 Meeting.  
Motion by Doug Shaver  
Second by Ronald Brett  
Vote was unanimous

**Managers Reports**

Joyce Tallman – Office Manager:

Mrs. Tallman reported that we currently have 133 ownerships on hand for sale and another 28 pending. Maintenance fees collected as of March 31, 2008 totaled \$720,771.00 resulting from 2216 owners having paid their 2008 fees.

Steve Tallman – Maintenance Manager:

- Refer to Monthly Report for details on work performed.
- Provided an estimate of \$2787.42 on drainage enhancements between storage lots E & F.
- Provided information on bid for AC System in Activities Building and a materials estimate for Phase 1 of Activity Building remodel of \$5242.87.
- Submitted a request for a new gate card reader.
- Made recommendations on fish pond stocking.
- Informed the board that the HEATSVR pool cover system is in and awaiting installation.

A motion was made to have Steve explore the options and cost of relocation the pool LP tank in an effort to provide additional safety and beautification to the pool area.

Motion by Beth Griner  
Second by Doug Shaver  
Vote was unanimous

#### **OLD BUSINESS:**

##### **Terry Bids**

All bids received by the office staff on the Terry campers which were replaced were opened and reviewed by all board members in the order in which they were received. Those meeting the required criteria for consideration were documented and winning bidders will be notified immediately. A total of 84 bids were submitted. Of those 6 were considered void for not meeting the required criteria.

##### **Pool Temperature**

A motion was made to establish a target temperature for the lower pool at 80 degrees.

Motion by Doug Waters  
Second by Beth Griner  
Vote was unanimous

**Storage**

A motion was made to begin a new list for camper storage now that more space is being made available.

Motion by Lee Roy Brantley

Second by Beth Griner

Vote was unanimous

**One Day Sale**

A motion was made that another one day sale this year would not be advantageous and that no memberships would be sold by the resort for less than \$3000.00 during 2008.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was 5 for, 1 against

Motion Passed

12:00 p.m. Adjourned for lunch.

1:00 p.m. Reconvened from lunch.

**Golf Cart Insurance**

The new procedures for ensuring all members with a golf cart within the park have proof of insurance on their, cart are being followed by the office staff and security.

Compliance is strong.

**DIRECTORS REPORTS:****Finance – Beth Griner:**

Detailed report is available in the office.

A motion was made to install a new DSL line in the park which would separate members using the internet from the office staff using the internet thus relieving a lot of overloading of the system resulting in faster service for all.

Motion by Beth Griner  
Second by Doug Shaver  
Vote was unanimous

**Activities – Doug Shaver:**

Detailed report is available in the office.

Mr. Shaver has made a declaration that any ice cream ticket issued in years prior to 2007 will not be honored, and all 2007 and newly issued 2008 tickets will expire 12/31/2008. All future ticket issued will be valid for the current camping season only.

**Buildings – Ron Brett:**

- 10 rental campers have had their sewage hard piped
- Urinal in bathhouse 4 was repaired
- Shower in cabin 40 was repaired
- Faucet in rentals 134, 125, and 150 were repaired
- Shower floor in bathhouse 4 was repaired
- Gutter downspout on activities building was replaced

**Grounds – Doug Waters:**

- Site improvements were made in area 2.
- Dirt was moved in storage lots E & F
- The board approved a work order for the improvement of drainage in storage lots E & F
- Recommended work to eliminate flooding in the bottom of storage lot D to allow more room for storage.

- Weather alert system will be delivered in approximately 15 days and installation will begin immediately upon delivery. The location will be near the maintenance building.
- A statement of work for 27 sites was submitted, but Doug Waters recommended pushing this list back to a later date and prioritizing the storage lot drainage project.

**Rules – Lee Roy Brantley:**

- Better enforcement of rules
- Insurance on golf carts
- Accident on playground recently
- Some owners have expressed some concerns about how reservations are made

A committee is in the process of being formed to look into our reservation process with a goal of coming up with ideas on how it may be improved in a way that is beneficial to all members and all size campers. This committee will also explore software that can handle our needs.

**Owners Relations – Wesley Copelan**

- 15 responses were mailed to the individual members who have written letters to the board.
- All old letters have been responded to.
- New letters from members were reviewed, and appropriate responses were discussed.

The recognition of volunteers has been inquired about. The past few years the resort has recognized present volunteers of the year on a plaque in the clubhouse. The present policy cannot be retroactive. The board recognizes those who volunteered and contributed in the past in the “Spotlight” section of the newsletter.

**NEW BUSINESS:**

**Water Usage**

Only park employees are authorized to use water conservatively for the purpose of cleaning rental campers and decks as needed for the purpose of upkeep and safety of the resort. Waterless wash and wax is available for purchase in the office.

**Use Period for Activity Building**

A motion was made to limit Activity Building for private usage with the following parameters: Breakfast from 6:00am to 10:00am, Lunch from 11:00am to 3:00pm, and Dinner from 4:00pm to 9:00pm. This schedule will allow all interested in renting the building for their group time for their meals without imposing on others desire to utilize the building also.

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

**Meeting was adjourned**

**Respectfully Submitted**



**Wesley Copelan  
Secretary**