

**Minutes of the Board of Directors Meeting  
Unicoi Springs Camp Resort Owners Association  
August 19, 2011**

**Board members in Attendance:** Gary Bryan, President  
Ronald Brett, Vice President/Grounds  
Doug Waters, Secretary/Rules and Regulations  
Diane Phillips, Treasurer  
Aileen Connor, Buildings  
Mark Cook, Equipment/ Owner Relations  
Kathy Davis, Activities

8:30 AM Board meeting was called to order by Gary Bryan.

Opening Prayer was given by Ronald Brett.

A motion was made to approve July 15, 2011 minutes as presented.

Motion by Aileen Connor

Second Diane Phillips

Vote Unanimous

**Office Manager's Report: Joyce Tallman**

Maintenance fees collected as of July 31, 2011       \$854,792.44

Maintenance fees collected as of July 31, 2010       \$847,295.10

There are currently 14 names on a waiting list for golf cart storage and 24 names on a waiting list for RV storage.

The newsletter and election material have gone out.

The 2010 audit is complete. Jay Green will present the audit to the board and members next month.

**Maintenance Manager's Report: Steve Tallman**

Present an updated winter project list.

Daily maintenance is ongoing.

See monthly maintenance report for all work done.

Minor building repairs are being addressed.

Ground repairs are being addressed and done on a priority basis.

A Hazard Communication Program was written and is in place.

Preventive maintenance is being done on equipment on a regular schedule.

**Old Business**

A motion was made to rescind the following motion that was made at the July 15, 2011 meeting.

**Motion: To close Dogwood Drive November 1, 2011 and to instruct Joyce Tallman not to take reservations in this area until the project is finished or when the park opens.**

**Motion by Ronald Brett**

**Second Diane Phillips**

**Vote Unanimous**



**The following package winter project package was presented, discussed and approved.**

**1. Upgrade sites 143 through 149 and 142, 140, 141, 150, 151 in area 4, sites 5, 7, 9, 11, 13, 15 17, 19, 23, 25, 27, 29, 31 in area 1 and sites 51 and 52.**

**Total: \$35599.00.**

**2. Concrete will be poured at sites 292, 219, 114 and around water valve at site 110. A wall will replace railroad ties at chapel parking and around the corner of site 111.**

**Total: \$4736.00**

**3. Replace wall at bathhouse 1 and wall at the front entrance, build wall at golf cart parking in front of clubhouse.**

**Total: \$2838.00**

**4. Resurface lower pool deck.**

**Total: \$8550.00**

**TOTAL PACKAGE: \$51,723.00**

**A motion was made to accept the complete 2011 winter project which totals \$51,723.00.**

**Motion by Ronald Brett**

**Second Diane Phillips**

**Vote unanimous**

**A down size plan was presented to shut down areas 2, 3, 4 and 6 November through April 1 and sites 5 through 28 December 1 through April 1 .**

**A motion was made to approve the plan to down size the park from November 1 through April 1.**

**Motion by Kathy Davis**

**Second Diane Phillips**

**Vote Unanimous**

**A motion was made to down size area 1 sites 5 through 28 from December 1 through April 1.**

**Motion by Kathy Davis**

**Second Aileen Connor**

**Vote Unanimous**

A committee met with White Co. Fire Marshal Randy Deshon to review and discuss clubhouse open floor space required for aisles to exits and walkways and seating for a quorum at open board meetings and annual meetings. The committee reviewed all three plans that were presented to be reviewed and agreed on Plan C with Fire Marshal Deshon's approval. Fire Marshal Deshon's signed letter of request was presented with no opposition for Plan C at the meeting from the Board.

A motion was made to purchase a smoker cooker for \$2900.00 and have it available March 1, 2012 with the condition that all money raised at a park event held in July 2011 go towards this purchase.

Motion by Doug Waters

Second Mark Cook

Vote unanimous

A motion was made to pay \$1,625 for a pool table with the condition that the pledged money be used to recover the old table.

Motion by Aileen Connor

Second Mark Cook

Vote Unanimous

Leroy Brantley and Duane Brown met with the board to discuss building a restroom near the chapel. No decision was made. More information needs to be presented to the board before any decision can be made. All building codes have to be met.

#### Director Reports

Finance: Kathy Davis gave the report. Diane Phillips had to leave at lunch time. Check register, cash summary, statement of assets and liabilities were reviewed. Bank statements and bank charge cards were audited. Talked to Joyce about fees charged for owner use of credit and debit cards. The fees are the same. It would save the park if owners would write checks.

Money market accounts:

First Georgia	\$109,476.98	Interest earned \$104.54@1.21
Southern Bank and Trust	\$100,223.24	Interest earned \$80.87@.95
Traditions	\$113,044.47	Interest earned \$60.67@.70

All CDs remain the same.

Mr. Patrick our accountant met with the board and it is the decision of the board to retain his services as the accountant for Unicoi Springs Camp Resort.

**Rules and Regulations: Doug Waters**

A motion was made to draft a Resolution confirming the USCR previous policy that all USCR funds be deposited in FDIC insured accounts.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

**Equipment: Mark Cook**

Maintenance on equipment is being logged monthly.

A motion was made to approve \$30,000 maximum for a skid steer front end loader with attachments to be purchased for use with the winter projects.

Motion by Mark Cook

Second Ronald Brett

Vote Unanimous

**Buildings: Aileen Connor**

General maintenance continues daily on all building and rentals.

A motion was made to purchase the four slide covers to complete this project at a cost of \$1,500.00.

Motion by Aileen Connor

Second Ronald Brett

Vote Unanimous

**Grounds: Ronald Brett**

The winter project was approved. See the prior motion.

General maintenance continues daily.

**Activities: Kathy Davis**

Labor Day activities have been planned.

A motion was made to set aside \$1000.00 to purchase 50 new chairs for the activity building.

Motion by Kathy Davis

Second Ronald Brett

Vote Unanimous

**Owner Relations: Mark Cook**

Letters were read and discussed. Mark Cook will reply to the letters. All letters need a name or the owner's U number to be discussed.

A motion was made to close the park January 2, 2012 and open March 1, 2012.

Motion by Ronald Brett

Second Kathy Davis

Vote unanimous

**A motion was made to establish the bylaw/covenant committee by the Board of Directors for the purpose of studying, researching and proposing recommendations to the Board for changes and improvements to the covenants and bylaws.**

**Motion by Kathy Davis**

**Second Aileen Connor**

**Vote Unanimous**

**Executive minutes were approved as presented.**

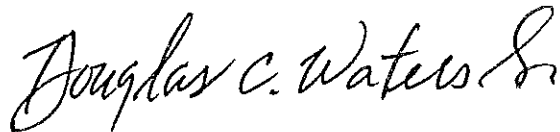
**A motion was made to adjourn the meeting at 5:35 PM.**

**Motion by Aileen Connor**

**Second Ronald Brett**

**Vote Unanimous**

**Respectively submitted**

A handwritten signature in cursive script that reads "Douglas C. Waters Sr.".

**Douglas Waters, Secretary**