

**Minutes of the Board of Directors Meeting  
Unicoi Springs Camp Resort Owners Association  
September 16, 2011**

**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 Gary Bryan.

A motion was made to approve August 19, 2011 minutes as corrected.

Motion by Diane Phillips

Second Aileen Connor

Vote Unanimous

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

Maintenance fees collected as of August 31, 2011       \$857,219.38

Maintenance fees collected as of August 31, 2010       \$852,805.62

There are currently 18 names on a waiting list for golf cart storage and 21 names on a waiting list for RV storage.

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

Daily maintenance is ongoing.

See monthly maintenance report for all work done.

Minor building repairs are being addressed.

Rental trailers are being repaired.

Installed four slide covers on rental units 58, 283, 221, and 167.

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

Preparation for winter projects is being done.

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

The pool heater burned and will be replaced at a cost of \$1,700. This is less than the original due to efficient searching by our maintenance department.

The skid steer purchase has been completed.

At 9:02 AM the board went into executive session to meet with an owner.

10:16 AM the board went back into regular session.

**Old Business**

A motion was made to rescind and correct the motion that read to down size area 1, sites 5 through 28 from December 1, 2011 through April 1, 2012.

Motion by Kathy Davis  
 Second Aileen Connor  
 Vote Unanimous

A motion was made to rescind and correct the motion that reads to down size areas 2, 3, 4 and 6 November 1, 2011 through April 1, 2012 29 and sites 5 through 28 December 1, 2011 through April 1, 2012 .

Motion was presented to shut down areas 2, 3, 4, and 6 November 1, 2011 through April 1, 2012.

Motion by Kathy Davis  
 Second Diane Phillips  
 Vote Unanimous

#### Director Reports

##### Finance: Diane Phillips

Check register, cash summary, statement of assets and liabilities were reviewed. Bank statements and bank charge cards were audited.

The bank balance in UCB investment account is \$83,013.70. Interest earned this period \$11.73 at .16 interest rate%.

##### Money market accounts:

First Georgia	\$109,589.81	Interest earned \$112.83 @1.15%
Southern Bank and Trust	\$100,367.80	Interest earned \$72.69 @ .75%
Rabun Co. Bank	\$113,103.80	Interest earned \$59.59 @ .69%

All CDs remain the same.

The operation account at UCB is \$5,150.99.

Payroll account at UCB is \$8,180.46.

Traditions is now Rabun Co. Bank.

UCB is United Community Bank.

##### Rules and Regulations: Doug Waters

A motion was made to accept the Fund Raising Policy presented by rules and regulations committee.

Motion by Aileen Connor  
 Second Kathy Davis  
 Vote Unanimous

**Equipment: Mark Cook**

Maintenance on equipment is being logged monthly. A skid steer front end loader with attachments was purchased for use with the winter projects.

**Buildings: Aileen Connor**

General maintenance continues daily on all building and rentals. .

Refer to maintenance manager's report.

Building inspection is being done.

Slide covers were installed on 4 trailer rentals

**Grounds: Ronald Brett**

General maintenance continues daily.

Refer to maintenance manager's report.

**Activities: Kathy Davis**

Labor Day activities were discussed.

The pool table was installed and the money collected by the pool players was used to refurbish the old table.

**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.

**New Business:**

The five year plan will be revised and put back in place. Aileen Connor will be the head of this committee. The committee will consist of the present treasure of the resort and Aileen Connor. Owners will be assembled to help with this plan.

At 3:40 PM the board went into executive session to discuss personnel matters.

At 4:23 the board came out of executive session.

The agenda for the annual meeting was discussed.

A discussion was held about having two golf cart storage lists. This method is not effective and it was not fair to all owners.

A motion was made to rescind the previous June 17, 2011 motion regarding golf cart storage because it is not effective and not working. We will still keep one waiting list for golf cart storage.

Motion by Aileen Connor

Second Kathy Davis

Vote Unanimous

Effective January 2, 2012 winter RV storage will be available for 32.50 per month with no electric available. The location will to be determined by the Maintenance Manager. Winter Golf Cart storage will be available November 15<sup>th</sup>, 2011. Golf carts will be stored at the Upper Pavillon for \$10.00 per month with no electric and must be removed by March 1<sup>st</sup>, 2012.

The 2012 proposed budget was discussed.  
 Motion was made to accept the 2012 proposed budget.  
 Motion by Ronald Brett  
 Second Mark Cook  
 Vote Unanimous

Executive minutes were approved as presented.

The board will meet with Jay Green the auditor at 11:30 AM September 17, 2011.

A motion was made to adjourn the meeting at 5:35 PM.  
 Motion by Aileen Connor  
 Second Ronald Brett  
 Vote Unanimous

Respectively submitted

*Douglas C. Waters Sr.*

Douglas Waters, Secretary

September 17, 2011 at 11:30 AM the board met with Jay Green (auditor). Mr. Green gave the resort the "Highest Opinion Auditors Give." He will report his findings to the owners at the annual meeting at 1 PM. All board members were present.

**Minutes of the Board of Directors Meeting  
Unicoi Springs Camp Resort Owners Association  
September 17, 2011**

**Board members in Attendance: Gary Bryan, President  
Aileen Connor  
Mark Cook  
Kathy Davis  
Beth Griner  
Marvin Hill  
Doug Waters**

**The order of business was to elect new officers for the Owners Association.**

**Gary Bryan was nominated for President.**

**Motion by Mark Cook**

**Second Doug Waters**

**Vote Unanimous**

**Aileen Connor was nominated for Vice President.**

**Motion by Kathy Davis**

**Second Mark Cook**

**Vote Unanimous**

**Doug Waters was nominated for Secretary.**

**Motion by Marvin Hill**

**Second Aileen Connor**

**Vote Unanimous**

**Kathy Davis was nominated for Treasurer.**

**Motion by Aileen Connor**

**Second Marvin Hill**

**Vote Unanimous**

**President handed out sheets so board members could express their preference for assignments. He stated that he would announce them on Sunday and he emphasized the importance of privacy and confidentiality of Executive sessions.**

**A motion was made to adjourn at 3:54 PM.**

**Motion by Aileen Connor**

**Second Marvin Hill**

**Vote Unanimous**

**Respectively submitted**



**Douglas Waters, Secretary**

**Unicoi Springs Owners' Association  
Annual Meeting  
September 17, 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**

**At 1 PM the Annual Meeting was called to order by President Bryan.  
Opening Prayer was given by Sam Fiske.**

**President Bryan introduced Jay Green, auditor.  
Mr. Green gave the Resort a very favorable report. We are a stable resort with positive cash flow. Our cash flow balances are in line with our assets and held in reserve. We have six months reserve cash. Compared to other organizations we are in the top. At the end of his presentation the floor was open for owner questions.**

**Gary Bryan addressed the bear problem we are having. DO NOT FEED THE BEARS! There is a fine of up to \$1,000.00 if you are caught feeding the bears. The DNR will be called in to address this matter.**

**There is a Fund Raising Policy and must be followed by all owners. Park activities come first. This policy will be posted on the bulletin board.**

**The Five Year Plan will be updated and revised. Aileen Connor has volunteered to head this up.**

**DIRECTOR REPORTS**

**Treasurer- Diane Phillips: When comparing August 31, 2011 budget to August 31, 2010 budget the resort has spent less in 2011. Proposed 2012 budget has been approved. Mr. Green gave the resort a good report and talked about finance in detail. All information is available in the office. Comparing USCR to Skylake Mr. Green stated that our financial condition is exceptional and reflects on sound decisions made by the Board and management.**

**Equipment-Mark Cook: A skid steer front end loader (New Holland) with attachments was purchased for maintenance to use on the winter projects. The cost was \$25,250.00. All equipment is being maintained and records are being kept.**

**Buildings-Aileen Connor:** Upkeep on all of the buildings continues daily. Building codes must be met on all building projects. Aileen Connor announced that she will not seek re-election next year.

**Grounds-Ronald Brett:** Talked about winter projects that have been approved. Area 4 and area 1 will have selected decks repaired or replaced. Lower pool deck will be refurbished. The front entrance will be completed. Sewer aerators will be installed at the dam at a lower cost than the first one that was purchased.

**Activities-Kathy Davis:** Thanks to all volunteers. A kitchen policy has been put in place. New chairs will be purchased for the activity building. Bowling has been added to activities this year. An additional pool table has been added in the clubhouse. Thanks to the summer camp volunteers. This activity does not cost the resort a penny.

Bill Fricks gave the chapel report. A new air conditioner will be installed in the chapel within a few weeks.

Door prizes were awarded to the following owners:

Brenda Ramey: \$50.00 gift certificate

Henry Harmon: \$75.00 gift certificate

Carl Simpkins: \$100.00 gift certificate

After the drawings Pat Carver introduced the election committee and announced the election results.

2210 were eligible to vote

27 void or invalid ballots

783 total valid ballots cast

Ronald Brett - 196

Therman Carpenter- 108

Beth Griner- 361

Bob Harber- 247

Marvin Hill- 282

Arlon Maddox- 251

Herman (Bud) Miller- 115

Beth Griner and Marvin Hill were elected to the Board to serve a three year term.

Respectively submitted



Douglas Waters, Secretary