

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
June 20, 2008**

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

Board Members Absent: **Lee Roy Brantley**

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

Approval of May 16, 2008 Minutes

A motion was made to approve the minutes of the May 16, 2008 Meeting.
Motion by Doug Waters
Second by Ronald Brett
Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Unicoi Springs Camp Resort currently has 127 ownerships on hand for sale and 33 pending (9 new memberships have been sold between January 1, 2008 and June 20, 2008.
- Maintenance fees collected as of May 31, 2008 total \$754,763.71. 2320 Owners have paid.
- There are currently 48 names on waiting list for storage.
- We have currently spent \$1035.41 on LP gas to heat the lower pool using 621 gallons.
- We have renewed our contract with our LP provider at a locked rate of \$2.25 per gallon for the year. This is an increase of \$0.66 over last year's rate.

- The sign at the front entrance advertising the resort has been removed and will be relocated due to the restricted traffic visibility it causes to members, employees, and guests as they are leaving the resort.
- Occupancy rates are up 3% this year over last year.

Steve Tallman – Maintenance Manager:

- Moved 557 campers, a record. Last year moved 279 campers in same time period.
- Finished upgrade work on sites 53 and 54, removed trees, moved electric, sewer, and water and installed frost free hydrants.
- Repaired entrance gate
- Fixed sewage backup at lower pool bath rooms.
- Grass and landscaping maintained.
- Performed various minor repairs to other park areas.

A motion was made to replace a defective ice maker in the activity building at a cost of \$1749.10. The cost of repair to the old ice maker will be almost as high.

Motion by Doug Shaver

Second by Beth Griner

Vote was unanimous

A motion was made to dispose of the old upright freezer in the activity building which no longer works properly.

Motion by Doug Shaver

Second by Beth Griner

Vote was unanimous

OLD BUSINESS:

Weather Alert Siren

Motorola is scheduled to come out in the next few days to program unit and the siren should be fully installed and functional by the end of the month (June).

Golf Cart Sizes

A study was performed to compare standard sizes for golf carts made by several manufacturers, and that standard is, on average, 92" long by 48" wide with a wheel base of 66". Our current policy allows golf carts up to 110" long by 52" wide.

A motion was made to change the rule on page 6, paragraph 4 as follows: "change the word ATV to vehicle, and add that front and rear lights will be required for night use".

Motion by Doug Shaver

Second by Doug Waters

Vote was 4 yeas – 1 nay (Beth Griner)

This ruling will not change the size of golf carts allowed in the park from current rules, but does insure that atv's or "4 wheelers" are not allowed and lights will be required for night use due to safety concerns.

12:00 p.m. Adjourned for lunch.

1:00 p.m. Reconvened from lunch.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Reviewed and audited check ledgers and cash summary for May.
- Investment account balance is currently \$273,405.48 as of May 30th, earning 2.5% for the month of May.
- Activities have income of \$1258.00 with expenses of \$5008.00 leaving \$6977.00 of budget. Income has increased 16.32% and expenses have increased 27.23% over same time last year. A cost analysis was performed on ice cream sales and a profit has been made of \$303.50.
- Tek-Choice has completed a wireless separation from the office and clubhouse thus allowing more user availability to members.

A motion was made to resume getting bids for Wi-Fi access for the entire park. Once the bids are received, the board will review these bids to see if it is feasible.

Motion by Beth Griner

Second by Doug Waters

Vote was unanimous

Activities – Doug Shaver:

- Coffee and donuts on the porch was held Saturday May 17.
- Next breakfast will be June 21.

- Activity meeting on June 21 at 10:00am.
- Summer craft sale was held on June 7th, \$59.00 collected on table rent.
- Bingo crowd is growing each week.
- Plans are underway for the July 4th weekend.
- Owner help and participation in activities are a tribute to the success we are having with activities.

A motion was made to purchase fish for the July 4th fishing tournament out of the general funds account.

Motion by Doug Waters
 Second by Beth Griner
 Vote was unanimous

Buildings – Ron Brett:

- Repaired ceiling fan in clubhouse
- Repaired leak on steam table in activities building.
- Installed new converter and breaker board in rental 150.
- Installed new city water connection on rentals 231 and 125.
- Repaired shower stall in bath house 4.
- Changed air filters in office.
- Pest control company to spray front porch of clubhouse for wood boring bees.

Grounds – Doug Waters:

Refer to maintenance managers report section of minutes.

Rules – Lee Roy Brantley:

Absent

Owners Relations – Wesley Copelan

Minutes were approved, summary was posted within 2 hours of prior meeting, various letters were responded to.

NEW BUSINESS:

How issues and rules enforcement are handled was discussed, and security officer duties and responsibilities were reviewed.

A motion was made to accept all three applicants for the coming board election. Those applicants are: Ronald Brett, Beth Griner, and Carolyn Loggins.

Motion by Doug Shaver

Second by Doug Waters

Vote was unanimous

Meeting was adjourned

Respectfully Submitted

A handwritten signature in cursive script, appearing to read 'Wesley Copelan', written in black ink.

Wesley Copelan
Secretary