

Unicoi Springs Camp Resort Special Called Meeting October 6, 2012

Meeting called to order by President Kathy Davis at 1:30 P.M.

The Agenda presented by the President was approved.

A motion to suspend Roberts Rules of Order to allow open discussion on various topics was made by Arlon Maddox, seconded by Ricky Carter.

The following topics were discussed openly.

The Board members discussed the vision of where we want the resort to be: Camping leisure, fun, fellowship. More planned Activities. Change board meetings to Saturdays, and more open meetings with owner input.

Where are we now? Approximately three fourths of the owners are happy with the way we are. We need to improve the communication gap between owners, and board members. There is a need to control the gossip and language used between owners and Board Members.

How do we get to where we want the resort to be? Suggestions: 1) Open meetings that allow owners to have input while Board Members are discussing items to be voted on. Before the call of a vote allow each Board Member to discuss the item and then seek input from the floor before the call for the vote. 2). Agenda of Open Board Meetings should be posted by the President and Secretary 10 days before the Board Meeting in the Club House and or internet. 3) Assign members to committees. 4) Use mediation to resolve owner disputes. Further discussion was tabled until the Oct. 20 meeting.

Vision of how this board needs to operate to accomplish the above. Develop a Board of Directors Code of Ethics, Duty of Confidentiality and Operating Policy and Procedures. Open Board Meeting to allow owners opportunity to give input. Owner would be given up to three minutes to give their input.

Self Enforcement: Start implementing new Code of Ethics/Conduct for Directors; compose and implement operating policies/procedures for the Directors.

Kathy Davis handed out a Board of Directors Code of Ethics form and Duty of Confidentiality form to be discussed later. The board took a break to serve Ice Cream with Arlon Maddox from 3:00 to 3:30 p.m.

Old Business

The following items were handed out

Corrected Directors information sheet.

September 22 Board meeting minutes to be approved on Oct. 20.


Brief overview of employee use of rentals. Decision to be made at Executive Session Oct. 20.

Discussion of Kitchen Renovation Project, to be presented at Oct. 20th meeting

Next Board Meeting is a closed meeting on Saturday October 20, 2012 at 8:30 A.M.

The following Board Members were present. Kathy Davis, Arlon Maddox, David Stover, Marvin Hill, Ricky Carter. Absent board members: Beth Griner, Gary Bryan.

The meeting was adjourned at 4:30 P.M.


Respectfully, David F. Stover, Secretary