

**Minutes of the Board of Directors Meeting  
Unicoi Springs Camp Resort Owners Association  
November 18, 2011**

**Members in Attendance:** Gary Bryan, President/Buildings  
Aileen Connor, Vice President/5 year plan  
Doug Waters, Secretary/Rules and Regulations  
Kathy Davis, Treasurer  
Mark Cook, Grounds/ Owner Relations  
Beth Griner, Activities  
Marvin Hill, Equipment

8:00 AM meeting with managers called to order by President Gary Bryan.  
Prayer was given by Mark Cook.

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

Maintenance fees collected as of October 31, 2011      \$861,664.63

Maintenance fees collected as of October 31, 2010      \$858,057.66

There are currently no names on a waiting list for golf cart storage and 18 names on a waiting list for RV storage.

The 2012 statements and newsletter went in the mail on Monday November 7.

Information about the Atlanta Camping and RV Show was presented.

Winter RV storage was discussed and will remain the same as last year.

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

Daily maintenance is ongoing.

See monthly maintenance report for all work done.

Minor building repairs are being addressed.

Downsizing has gone well and trees are being cut down in area 4. Decks are being removed for replacement.

The purchase of golf carts was discussed. No action was taken. Two aerators will be purchased at a savings and installed by the maintenance staff.

The meeting was closed and moved to the open meeting at the activity building.

The open meeting was called to order by President Gary Bryan at 9:07AM.  
President Gary Bryan opened the meeting with prayer.

President Bryan made comments about the owner who made false accusations against the resort to White County Officials. These claims were confirmed to be false by White Co. officials who inspected for erosion, health standards and EPD compliance. They are interested in coming back for a visit to look at the procedures that we follow to share with other businesses.

A motion was made to accept the October 21, 2011 minutes as read.

Motion by Aileen Connor

Second Kathy Davis

Vote Unanimous

#### Old Business

Aileen Connor reminded the board that we need to update the fine list at the January 2012 meeting.

Gary Bryan thanked all members who worked hard on the Halloween and Thanksgiving activities.

#### Director Reports

Finance: Kathy Davis

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

Met with Steve Tallman to review maintenance funds disbursed year to date as it relates to the 2011 budget.

Changed signature cards at United Community Bank and inventoried the safety deposit box.

**THE DETAILED FINANCIAL REPORT WILL BE AVAILABLE IN THE OFFICE EACH MONTH!**

A motion was made to revert back to not having security on duty during office hours for 2012. We will continue to double up on Security for holiday weekends as we have in the past. An employee will have an augmented schedule to aid with check in during heavy usage periods.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

#### Rules and Regulations: Doug Waters

The Rules and Regulations Committee will meet again when the resort opens.

Grounds: Mark Cook

The progress on the area 4 winter project is moving forward. Trees have been cut down and decks have been removed ready for replacement.

**Equipment: Marvin Hill**

Equipment is being serviced on a regular basis.

Purchase of golf carts has been tabled.

**Buildings: Gary Bryan**

Existing lights in the clubhouse will be lowered to provide adequate lighting.

**Special Assignments: Aileen Connor**

The long range plan is being reestablished and reviewed. The committee will meet in April. This committee will be charged with planning improvements and projected cost. Going green is a project in motion. Reminders to help the park go green will be established and listed in a future newsletter.

**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.

**Activities: Beth Griner**

Beth Griner reported on all the work that others did for Halloween and Thanksgiving. All volunteers were thanked. Kathy Davis reported that the approximate Halloween cost was \$1000.00 dollars and Thanksgiving cost was \$250.00.

**New Business:**

The proposal made by Joyce Tallman to send Unicoi representatives to the Atlanta RV Show to promote the resort was discussed in length.

A motion was made to approve participation in the Atlanta Camping RV Show and to approve a budget of \$1925.00 for the show.

Motion by Beth Griner

Second Marvin Hill

Vote Unanimous

The floor was opened up to members for questions.

At 11:07AM a motion was made to adjourn the regular meeting.

Motion by Doug Waters

Second Mark Cook

Vote Unanimous

Beth Griner excused herself and left the meeting at 11:07AM.

At 11:19AM the regular meeting convened in the board room and discussed the following issue that was overlooked at the open board meeting.

Steve Tallman asked that the board approve maintenance men to go to a Dometic RV Tech School.

A motion was made to send two employees to a Dometic Group School at a cost of \$150.00 with transportation to be in the Security truck.

Motion by Mark Cook

Second Marvin Hill

Vote Unanimous

After this discussion the board went into executive session to discuss personnel issues, meet with an owner and to discuss other owner issues. October 21, 2011 executive minutes were approved.

Respectively submitted



Douglas Waters, Secretary