

**Unicoi Springs Camp Resort
Board of Directors Meeting
Regular Open Board Meeting
January 19, 2012**

Board Members in Attendance:

Kathy Davis – President/Personnel
Arlon Maddox- Vice-President- Rules & Regulations, Owner Relations
David Stover - Secretary – Activities Asst.– Treasurer Asst.
Beth Griner – Treasurer/Personnel
Ricky Carter – Grounds/Covenants and By-Laws
Gary Bryan – Equipment/Kitchen Expansion Project
Marin Hill – Activities

Call the Regular Board meeting to order by Kathy Davis at 8:30 A. M.
Prayer given by Gary Bryan

One owner attended the open board meeting.

****Approved the Minutes for the November 16, 2012 Open Meeting Board of Directors Meeting.**

Motion made by Ricky Carter
Second made by Gary Bryan
Vote Unanimous

New Business:

Seminar for Board Members at Cobb Galleria on February 9, 2013

Managers Report:

Joyce Tallman – Business Manager

Maintenance Fees collected as of December 31, 2012 for 2013	\$320,327.24
Maintenance Fees collected as of December 31, 2011 for 2012	\$298,663.15

Currently the resort has 221 ownerships for sale.

The 2012 Inventory has been completed with no discrepancies.

Please advise Christine if you have anything to add to the newsletter. The Newsletter will be going out the first of March.

The employees CPR certification will expire in February. The resort will sponsor this course
Joyce is checking on a price for another Defibrillator.

Steve Tallman – Maintenance Manager

December 2012 Report

Sanded and applied polyurethane to shelves in pantry.
Sanded and painted/stained all doors in activity building.

Upgrade Area 3 Progress:

Main power boxes wired.
Worked on hooking up site 50 amp. boxes.
Hooked up sewer and water.
Tree needed cutting are removed.

Moved 148 campers.

January 2013 Report

Sanded and applied polyurethane coffee cabinet in club house.
Sanded and stained all entry doors to club house and office. Interior side

Upgrade Area 3 Progress:

All power ran and hooked up.
All trees taken to Irvin Lumber and Mt. Yonah Lumber Company
All water and sewer complete.
Started forming pads for concrete.
Back filling/leveling area.
Site light wires ran.

Moved 49 campers

Purchased soil plate compactor
Discussed the purchase a sewer sludge tester.

Resort Security- Kevin Tanner – Reviewed Security Issues

Directors Reports:

Finance by Beth Griner, Treasurer & David Stover, Assistant

Reviewed and audited check ledgers and cash summary for November & December.
Reviewed Payable Receipts
All other Financial Information is available to see in the office.
Credit Card processing our rates is holding low and per contract.
Joyce worked on uniform contract, copier lease and waste management.
Joyce and Beth inventoried the safe deposit box at United Community Bank.
Unicoi Springs Camp Resort Annual Inventory is complete.
Joyce, David, Beth reviewed the General Insurance coverage of the resort.
Reviewed the final actual budget.
Reviewed the Employees Health Benefits Package.

Adjourned meeting at 2:10 P.M. for Executive Meeting

Reopened the Regular Board Meeting to order at 2:40 P.M.

Motion to except the 2013 Budget as presented excluding the allocation of Capital Expenditures. To add Capital Expenses at March Meeting.

Motion by Beth Griner

Second by Ricky Carter

Vote Unanimous

Arlon Maddox – Rules & Regulations

Discussed rules & regulations.

Ricky Carter – Grounds

Reviewed the Area 3 Site improvements. Develop policies, standards, procedures for building practices and aspects of the Grounds at the Resort.

Kathy Davis – Buildings

Activity Building – storage shelves sanded and varnished to comply with inspector request.

All interior doors have been painted, exterior door refinished

Clubhouse- coffee cabinet, interior wood door, exterior entry doors refinished

Started to refinish some of the chipped black chairs

Windows sills sanded and varnished

Spray finish on the logs in Clubhouse (tabled)

Marvin Hill – Activities

Discussed the proposed activity list for 2013 season.

Motion to move the May Regular Board Meeting from Saturday May 18 to May 17, 2013

Motion made by Ricky Carter

Second made by Gary Bryans

Vote Unanimous

Motion to change putting up money for the deposit for the use of the Activity Building to the use of the Owners Unit #.

Motion made by Marvin Hill

Second made by Ricky Carter

Vote Unanimous

Arlon Maddox – Owner Relations

Motion to move the smoking area from in front of the outside fireplace to the upper south west corner deck only.

Motion made by Gary Bryan
Second by Arlon Maddox
Vote Unanimous

Reviewed Owner Relations letter's from Our Owners with response sent out to the Owner.

Motion to use new version form for suggestion/concern/recommendation with some changes.

Motion made by Ricky Carter
Second by David Stover
Vote Unanimous

Gary Bryan – Kitchen Project

Will be working with the kitchen committee on building design.

Old Business:

Motion to partial opening of park instead of full opening- Areas to be open are 1,2,5 & Dates from March 1st., to March 28th 2013. The rest of the park will open on March 29th.

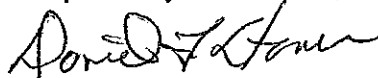
Motion made by Gary Bryan
Second made by Beth Griner
Vote 4 for, 2 against Marvin Hill & Ricky Carter

Motion to approve \$3000 increase for Area 3 budget winter project for the use of all new wood on Decks.

Motion made by Ricky Carter
Second made by Arlon Maddox
Vote 3 for 2 against Gary Bryans & Marvin Hill

Motion to adjourn regular meeting at 5:15 P.M.

Respectfully Submitted,



David F. Stover, Secretary