

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
May 16, 2008**

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

Board Members Absent: **None**

8:30 a.m. Call to order by President Connor: Board Meeting
 A prayer to open the meeting was given by Lee Roy Brantley.

Approval of amended April 18, 2008 Minutes

A motion was made to approve the amended minutes of the April 18, 2008 Meeting.

Motion by Doug Shaver
Second by Lee Roy Brantley
Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Unicoi Springs Camp Resort currently has 133 ownerships on hand for sale and 33 pending (6 new memberships have been sold between January 1, 2008 and May 16, 2008.
- Maintenance fees collected as of April 30, 2008 total \$739,333.85. 2273 Owners have paid.
- There are currently 32 names on waiting list for storage.
- All Terry Trailers sold at the auction generated a total of \$39,030.99.

Steve Tallman – Maintenance Manager:

- Moved 291 campers
- Both pools opened May 1, 2008, and all passed first inspection by White County Health Department, and regular maintenance and cleaning of pools and surrounding areas to prepare pools for opening was performed.
- Performed various work on sites 216,223,219,220,220,169,178, and 177.
- Performed various maintenance on heavy equipment and golf carts owned by resort.
- Grass and landscaping maintained.
- Performed various minor repairs to other park areas.

Steve suggested to the Board that we begin long range planning of upgrades needed on 19 sites in area 2 soon.

A motion was made to authorize Steve Tallman to get cost proposals for these improvements.

Motion by Doug Waters
Second by Lee Roy Brantley
Vote was unanimous

A statement of work was issued authorizing maintenance to hire out the cutting and removal of 6 trees in section 1, 2, and the playground area.

Suggested and was authorized to relocate the rose bushes from the pool area to cut down on the risk of bee injuries to members.

A motion was made to move the lower pool LP tank to a more suitable location with direction from the gas company and Steve Tallman for safety reasons.

Motion by Beth Griner
Second by Doug Waters
Vote was unanimous

OLD BUSINESS:

CLARIFICATION: In the previous minutes it was stated in regards to storage space that “A motion was made to begin a new list for camper storage now that more space is being made available” and should read “A motion was made to begin a new list for camper storage as a limited number of spaces may come available due to members relinquishing their spaces or more room is made available in existing storage lots.

Terry Auction and Sale Results

This list contains the names and amounts of the results on the Terry Sale:

TRAILER #

#1	Horace Nixon	\$4000.00
#2	James York	\$3760.00
#3	James York	\$3560.00
#4	Allen Thomas	\$3800.00
#5	James York	\$3560.00
#6	Robert Adams	\$4505.00
#7	Hubert Smith	\$3999.99
#8	Oscar Baggett	\$3610.00
#9	James York	\$3510.00
#10	June Wooley	\$4295.00
	1986 Prowler Kenneth Tyler	\$431.00

TOTAL COLLECTED **\$39,030.99**

Weather Alert Siren

The Weather Alert System is scheduled to be delivered approximately 30 days from the date the order is put in the production line. Currently we are 9th on the list.

12:00 p.m. Adjourned for lunch.

1:00 p.m. Reconvened from lunch.

The Board met with our Attorney, Kimberly Gaddis, and she discussed various aspects of services we have at our disposal with her firm, as part of our retainer agreement. She also outlined and defined each Board members various responsibilities and duties.

The Board also met with our Accountant and Audit Firm. We were once again confirmed to be in excellent financial shape with appropriate financial reserves.

DIRECTORS REPORTS:

Finance – Beth Griner:

- Renewed several CD's at favorable rates
- Need to review audit contract with Thomas & Owens, LLC.
- Office has received \$39,030.99 from Terry Trailer Sale.
- Investment account balance is \$506,486.21 and earns 2.75%
- Service contract with Tek-Choice on office equipment is being reviewed and will request a new contract with our specific needs.

A motion was made to continue our policy of doing a full audit yearly.

Motion by Ronald Brett
Second by Doug Waters
Vote was unanimous

Activities – Doug Shaver:

- Breakfast on May 10th was a success.
- Ice Cream socials going well.
- There will be the first coffee and donuts on the porch Saturday May 17.
- Holiday plans are coming together.
- New dry erase boards posted at entrance to notify members as they arrive of current activities.
- Plans are underway for the 25th anniversary party.
- 24 people came to the last activity meeting, and thanks to all for their support.
- Kitchen inspection score was 99.
- Pool hours for general public are 10am to 10pm, water aerobics are held prior to this time.

Buildings – Ron Brett:

- Repaired 2 rocking chairs at clubhouse.
- Cleaned up shop

- Repaired screen door and master bed in cabin 22
- Repaired leak under sink in cabin 40
- Replaced 12 toilet seats in bath houses
- Repaired ceiling fan and outlet in clubhouse.

Grounds – Doug Waters:

A motion was made that no more firewood to be put on clubhouse porch for the summer.

Motion by Doug Shaver
 Second by Wesley Copelan
 Vote was unanimous

Rules – Lee Roy Brantley:

- Need names for Reservations Study Committee
- Rental Units
- Days unattended per 2 week period

A motion was made to change the rule on page 10, paragraph 15 which refers to the fine on leaving a camper unattended for more than 2 days. The fine will be reduced from \$25.00 to \$10.00.

Motion by Doug Shaver
 Second by Doug Waters
 Vote was unanimous

Owners Relations – Wesley Copelan

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

A motion was made to not put the names of how each Board member votes on the minutes unless that Board member requests so.

Motion by Beth Griner
 Second by Wesley Copelan
 Vote 2 yes – 4 no (Shaver, Brantley, Brett, Waters)

A motion was made that all actions voted upon by the Board shall be recorded by name of those voting yes or no on any issue and shall follow Roberts Rules of Order.


Motion by Doug Waters
 Second by Doug Shaver
 Vote 4 yes – 2 abstained (Griner, Copelan)

NEW BUSINESS:

The Board will look at long range planning for the future projects more closely in the coming months.

Meeting was adjourned

Respectfully Submitted



Wesley Copelan
Secretary