

**Unicoi Springs Camp Resort  
Board of Directors Meeting  
Regular Open Board Meeting Minutes  
May 22, 2015**

**Board Members in Attendance:**

David Stover - President  
John Gaines – Vice President  
Beth Cruz - Treasurer  
Bonnie Jordan - Secretary  
Tommy Walker  
Aileen Conner

**Absent:**

Gary Bryan

Regular Board meeting called to order by David Stover at 9:00 AM.  
Prayer given by Beth Cruz  
Pledge of Allegiance by all

**Motions Follow:**

- 1.) Motion to approve agenda for May 22, 2015 of Regular Board meeting:  
Motion made by Tommy Walker Seconded by Beth Cruz  
Yeas - David, Aileen, Tommy, John, Bonnie, Beth Nays – None Absent – Gary Bryan  
Motion Passed
- 2.) Motion to approve Regular meeting Minutes for April 18, 2015 with feasibility study attached:  
Motion made by Beth Cruz Seconded by Tommy Walker  
Yeas - David, Tommy, John and Bonnie and Aileen Nays – None Absent - Gary  
Motion Passed
- 3.) Motion to approve Mixon and Associates, CPA to prepare Annual Audit for the next 3 years at a cost of \$4,000. per year. Years 2014, 2015, 2016  
Motion made by Beth Cruz Seconded by Aileen Connor  
Yeas - David, Aileen, Tommy, Beth and Bonnie Nays- John Gaines Absent – Gary  
Motion Passed
- 4.) Motion to Adjourn Regular Meeting at 11:42A.M.:  
Motion made by Tommy Walker Seconded by Aileen Connor

Yeas – David, Aileen, John, Bonnie, Beth and Tommy    Nays – none    Absent – Gary  
Motion passed

Managers Reports:

Joyce Tallman-- Business Manager

Maintenance Fees collected as of April 30, 2015	\$837,208.95
Maintenance Fees collected as of April 30, 2014	\$769,709.16

There are 107 owners that owe the full 2015 maintenance fees and 45 that owe the second portion of the maintenance fees.

Currently there are 9 owners on the waiting list for RV storage and 7 golf cart spots available.

Steve Tallman - Maintenance Manager

Work completed by Maintenance personnel from 4/13/2015 thru 5/19/15.

Park improvement work:

- Worked on site light list.
- Cut dead trees around park.
- Built new steps on Clubhouse porch.
- Patched roadway front of clubhouse and exit.
- Worked on park cleanup.
- Completed work resurfacing lower pool.
- Started upgrade on 178.
- Installed new compressor at golf cart parking (storage) for owners.
- Installed new tv cable upper side of lake.
- Installed slide out covers on new rentals.

Administration:

- Moved 310 campers.
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports.
- Both pools inspected.

**Project work:**

- Started upgrade on site 178
- Completed work on site 136
- Completed work on site 250. New deck and ramp for handicap use.
- Completed upgrade on site 8 (Rental)

**Beth Cruz – Treasurer:**

1. Reviewed and audited check ledgers and cash summary thru April.
2. Reviewed payable receipts thru April.
3. The complete Treasurer Report is in the Office which lists Banks and balances as well as investment information.
4. Beth presented annual audit proposal/quotes.
5. Beth announced a meeting for Wednesday May 27<sup>th</sup>, 2015 @ 9: AM for any Board member or Finance committee member to discuss office remodel.

**Old Business**

**New Business:**

**Reports:**

**Special Reports –By Laws:** After 4 plus years, our Attorney and 9 of the 10 current committee members agree, we have done all we can do and will be readying the new By Laws for printing to send out to our members for a vote. It will be a yes or no vote on a postage paid postcard included in the coming package that we expect to mail out by about mid -June with a goal of a July 14 vote due date. The last time the By Laws were amended was in 2000. In addition, we need an election ballot counting committee to count the By Law postcard ballots which will be put in a locked ballot box until counted.

**Activities:** Be sure to plan ahead for needed supplies when planning events and 4<sup>th</sup> of July list is needed by early June.

**Buildings:** John passed around to the Board pictures taken of deterioration of bathhouses 1, 2 & 5 walls. Assessments of our building will be completed by the June meeting. Owners complained about poor lighting over the puzzle table.

**Grounds:** Bonnie called to owner's attention the newest sites including a couple more with patios. We will be putting patios wherever possible because they last much longer, making them a better use of long term monies.

We have taped off part of the Activities building outside picnic area because the blocks are a tripping danger and we are making a plan to correct the safety problem. She pointed out the many plants and bushes that need to be watered especially while her family is on vacation from the last week of June until early August. There are 2 watering cans and the potted plants are especially in need of a daily drink when there is no rain. Many Thanks to all who help.

Equipment: Tommy read the winning bids for the trailers and Golf Carts:

Trailer 1 – James Lewis U#1679

Golf Cart #2 – Frank Ward U#1858

Trailer 2 – Ernie Smith U#1690

Golf Cart #3 – Frank Ward U#1858

Trailer 3 – John Hammonds U#519

Golf Cart #7 – Frank Ward U#1858

Trailer 4 – Gordon Tillery U#2341

Ez Go Golf Cart – Mary Hardigree U#2934

We had a good response to the equipment auction bids and were very pleased.

Rules and Regulations: If any owner has a suggestion for Rules and Regulations please submit them in writing, signed, dated and with your U#, to Aileen Connor or to the office. The office will place them in the proper Board folder. Suggestions will be presented to the Board for consideration.

She also reminded members about the current rules about our pets and to remember to keep them off the tables, use the dog walks and clean up after them.

Owner Relations: Several letters were read and discussed. Responses will be sent to the concerned owners.

We are interested in putting together a Purple Martin community and would appreciate owners that are interested in helping. They are good for flying insect control.

Meeting adjourned at 11:42. See Motion 4.



Bonnie Jordan  
Secretary