

**Minutes of the Board of Directors Meeting  
Unicoi Springs Owners Association  
July 18, 2008**

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

**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 June 20, 2008 Minutes**

A motion was made to approve the minutes of the June 20, 2008 meeting.  
Motion by Lee Roy Brantley  
Second by Ronald Brett  
Vote was unanimous

**Managers Reports**

Joyce Tallman – Office Manager:

- Maintenance fees collected as of June 30, 2008 total \$760,304.03. 2337 Owners have paid.
- To compare with last year, as of June 30, 2007, \$741,265.85 had been collected with 2277 owners paid.
- There are currently 55 names on waiting list for storage.
- Newsletter will go out the first week of August.

Steve Tallman – Maintenance Manager:

- Moved 429 campers. Last year moved 297 campers in same time period.
- White County Health Dept did a surprise inspection on pools, all passed.
- Replaced new spray nozzle at fish cleaning station and repaired leak under sink.
- Located and repaired main water break on hill above 300 section, due to lightning strike.
- Sent exit gate controller out for repair twice for separate lightning strikes.
- Replaced several TV's and TV cable due to lightning strikes.
- All fuses in all sewage lift stations were blown due to lightning strike, and were replaced.
- Water usage increase was noticed and after investigation, a break was discovered near site 70 due to lightning strike, this was repaired and 2" line was installed to increase water pressure improved.
- Grass and landscaping maintained.
- Performed various minor repairs to other park areas.

Habersham EMC graciously donated installation of the 50' pole for our weather alert warning system saving the park approximately \$3300.00. A letter of appreciation was mailed to them.

## **OLD BUSINESS:**

### Weather Alert Siren

Habersham EMC has installed the pole and siren, our staff performed all electrical work, Motorola has completed preliminary testing and programming will be performed in the next few days.

### Security Truck Bed Cap

A motion was made to purchase a Bed Cap from Leer in Gainesville at a cost of \$795.00 +tax installed.

Motion by Wesley Copelan  
Second by Doug Shaver  
Vote was unanimous

### Juke Box

The juke box in the clubhouse will be removed to be repaired next month.

### Winter Site Improvements

Beginning November 1, 2008 work will start on 9 sites (53-68) for a total overhaul. This will be a turn-key job, including 40' length, landscaping, electrical, sewage, etc. The work to be done will leave these sites fully completed and very nice by the time the park re-opens in the spring. If time allows we will also work on improving 5 additional sites (73-77). The total cost of this project, for all sites mentioned above, is estimated at \$70,000.00 to \$75,000.00.

A motion was made to approve the bid from Square Deal to do grading work on area 2 this winter.

Motion by Doug Waters

Second by Beth Griner

Vote was unanimous

Area 2 and 6 will be closed November 1, 2008 so work can start.

## **DIRECTORS REPORTS:**

### **Finance – Beth Griner:**

- Reviewed and audited check ledgers and cash summary for June.
- Investment account balance is currently \$233,326.28 as of June 30<sup>th</sup>, earning 2.75% for the month of May.
- Activities have income of \$3285.25 with expenses of \$7281.70 leaving \$6003.55 of budget.
- The activities CD at Mountain Valley Bank was cashed in and a new one started with the interest of \$2937.29 plus \$4391.86 bringing the new total to \$27,865.62 at 3.35% for 12 months.

The board recommended that Beth Griner look at establishing multiple accounts for the investment account with a maximum of no more than \$100,000.00 in each account to remain within the FDIC insured account limits.

**Activities – Doug Shaver:**

- Over 250 people were served at breakfast on June 21.
- Saturday night bingo is going well with between 25 to 30 people playing.
- July 4<sup>th</sup> activities were a big success. Activities included a parade, veteran's celebration, golf cart decoration contest, various tournaments, and a movie on the lake, paint ball, and park lunch.
- The July 4<sup>th</sup> weekend received donations of \$550.03 from the cookout, \$321.50 from the paint ball booth, and \$77.50 from popcorn and drink sales for a total of \$949.03 for the weekend.
- A special thanks to Bob and his wife of R.P.G. for donating and operating the paintball booth and supplies.
- There will be no more movies this year.
- Doug Shaver would like to thank all owners who took their time and worked so hard in preparing, working and cleaning up after all the July 4<sup>th</sup> events this year. It was the most fun filled the park has seen and is attributed to all those who helped to make it such a success. Thank you for all you do, we have an exceptional activities team.

**Buildings – Ron Brett:**

- Replaced TV's due to lightning.
- Replaced flush valve and repaired leaking faucet in women's bathroom in clubhouse.
- Replaced 8 ft lights in activities building.
- Replaced 2 ceiling fans in clubhouse.
- Installed new ice maker in activities building, disposed of old ice maker and broken freezer.

**Grounds – Doug Waters:**

Refer to maintenance managers report section of minutes.

Also mentioned by Doug Waters is the need to look into purchasing a leak detector to more be able to find water leaks underground more cost effectively and quicker, look into purchasing a mulcher and our Kubota Tractor will need to be replaced soon.

**Rules – Lee Roy Brantley:**

- Names are being compiled for Reservations Committee.
- Discussed concerns from recent owners meeting.

**Owners Relations – Wesley Copelan**

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

11:45 Adjourned for Employee Appreciation Luncheon

2:00 Reconvened from lunch

**NEW BUSINESS:**

Annual Meeting Change

A motion was made to change the start time of the Annual Meeting on September 20, 2008 from 1:00pm to 11:00am.

Motion by Doug Shaver

Second by Lee Roy Brantley

Vote was unanimous

The Election Committee

The Election Committee is chaired by Pat Carver and will meet in the activities building on September 19, 2008 from 6:00pm until and September 20, 2008 from 8:00am to 11:00am to process ballots. No one may enter the building during this time and the doors will be locked to expedite the work of the Election Committee.

Election Campaigning

Please refer to the rules and regulations regarding what is or is not allowable while campaigning for the board positions.

Security Contract

A motion was made to renew the existing 24 month contract with Tru-Vision Security Consultants, Inc. at no increase in cost over last year.

Motion by Ronald Brett  
Second by Doug Shaver  
Vote was unanimous

Golf Cart Maintenance

A motion was made to have Lowell Worth's grandson to give us a proposal to service the parks golf carts twice annually with mileage included in bid.

Motion by Ronald Brett  
Second by Wesley Copelan  
Vote was unanimous

Dirt Removal

A motion was made to receive bids for the removal of dirt from E and F storage lots, not to exceed \$5000.00 and award such bid and have work performed immediately.

Motion by Doug Shaver  
Second by Doug Waters  
Vote was unanimous


Additional Storage Spaces

A motion was made to sell an additional 30 storage sites listed as "overflow" and change these additional sites to "permanent" storage when dirt removal, drainage, and gravel installation is completed.

Motion by Doug Shaver  
Second by Ron Brett  
Vote was unanimous

**Meeting was adjourned**

**Respectfully Submitted**

  
**Wesley Copelan**  
**Secretary**