

**Minutes of the Board of Directors Meeting  
Unicoi Springs Camp Resort Owners Association  
July 15, 2011**

**Board members in Attendance:** Gary Bryan, President  
Ronald Brett, Vice President/Grounds  
Doug Waters, Secretary/Rules and Regulations  
Diane Phillips, Treasurer  
Aileen Connor, Buildings  
Mark Cook, Equipment/ Owner Relations  
Kathy Davis, Activities

**8:00 AM Board meeting was called to order by Gary Bryan.**

**Opening Prayer was given by Mark Cook.**

**Office Manager's Report: Kathy Davis assistant office manager**

**Maintenance fees collected as of June 30, 2011      \$850,812.53**

**Maintenance fees collected as of June 30, 2010      \$842,263.58**

**There are currently seven names on a waiting list for golf cart storage and eighteen names on a waiting list for RV storage.**

**A copy of the newsletter was given to each board member for review.**

**Maintenance Manager's Report: Ronald Brett**

**Daily maintenance is ongoing.**

**See monthly maintenance report for all work done.**

**Minor building repairs are being addressed.**

**Ground repairs are being addressed and done on a priority basis.**

**A Hazard Communication Program was written and is in place.**

**Preventive maintenance is being done on equipment on a regular schedule.**

**Adjourned and moved to the Activity Building for the open board meeting.**

**Gary Bryan called the meeting to order at 9:00 AM.**

**Jessie Browning opened with prayer.**

**A motion was made to approve the June 17, 2011 minutes as presented.**

**Motion by Aileen Connor**

**Second Diane Phillips**

**Vote Unanimous**

**Winter projects were presented and discussed.**

**A motion was made to close Dogwood Drive November 1, 2011 and to instruct Joyce Tallman not to take reservations in this area until the project is finished or when the park opens.**

**Motion by Kathy Davis**

**Second Ronald Brett**

**Vote Unanimous**

**Director Reports****Finance: Diane Phillips**

Check register, cash summary, statement of assets and liabilities were reviewed. Bank statements and bank charge cards were audited. Bank reconciliation was discussed with Joyce Tallman and auditor Mr. Green.

Bank balance in the investment account at UCB is \$218,107.91. Interest earned in June was \$62.10. Interest rate was .41%.

First Georgia money market account balance is \$109,372.44. Interest earned in June was \$96.22. Interest rate was 1.08%.

Rabun County Bank money market account is \$112,893.80. Interest earned in June was \$88.77. Interest rate was .82%.

Southern Bank and Trust money market balance is \$100,223.24. Interest earned in June was \$78.20. Interest rate was .95%.

**Rules and Regulations: Doug Waters**

Rules and regulations have been updated and are in place in the office.

**Equipment: Mark Cook**

Maintenance on equipment is being logged monthly. Please remember to leave the freezer in the activity building plugged in at all times.

**Buildings: Aileen Connor**

Chairs at the outside fireplace have become a problem. Those who sit there need to be considerate of those using the steps. This is a safety issue. If this does not correct the problem the board will have to take action. Thanks.

Lights on the porch need to be turned on at dark and left on until the clubhouse is locked by security.

It is time to start rotating rental units out. Rental units generate \$100,000 a year and the money is put in the general fund and used to keep your maintenance fees lower than surrounding campgrounds. One rental camper estimated cost is \$20,000 minus the sale of the income of the one put up for bid. Purchasing two at a time is more practical than waiting until all have to be replaced.

Two more slide covers for the newer rental trailers will be purchased and installed.

**Grounds: Ronald Brett**

Handed out a sheet that explains "30 AMP Blues." These sheets are guidelines are to avoid blowing fuses in campers. This is being printed in the August newsletter, posted on the bulletin board and will be handed out to owners who have this problem to help them understand 30 AMP usage.

The grate in the lower pool was repaired.

The beach volleyball is cost prohibited.

A water leak was repaired this week at site 312.

Ron Brett discussed aerators at the pump stations. The cost would be \$3500 for one at the dam. There are two pumps at the dam. His recommendation is to put one aerator at this time.

The garbage can at the dock has become a problem. Owners are putting fish guts, etc in the can. It was recommended that we remove the can.

Grounds money is low and Mr. Brett is instructing maintenance to make wise purchases.

Activities: Kathy Davis

Read the complete revised kitchen policy.

A motion was made to approve the revised kitchen policy.

Motion by Kathy Davis

Second Aileen Connor

Vote Unanimous

Bowling has been added to activities.

Complete information was unavailable from the owner who is requesting a smoker grill.

A motion was made to table the smoker grill until the August meeting.

Motion by Aileen Connor

Second Diane Phillips

Vote 5 for

1 against Kathy Davis

Kathy Davis asked Mark Cook if the plans for the purposed Activity Building had been completed. He said that he is still working on them. A short discussion was held on White County Building Codes that are very costly. These codes must be met. The designated kitchen money is to be used on the kitchen portion of the building only.

Kathy Davis asked Mark Cook about the Kubota. Mark Cook stated that presently the Kubota is working fine but will need replacing in the near future.

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.

New Business:

The Bylaw/Covenants committee was listed on new business. President Bryan announced that this would be discussed with our attorney at 2PM.

President Bryan announced that the Meet the Candidates meeting will be at 1 PM July 16, 2011. Each candidate will be given five minutes to speak.

Executive minutes were approved.

Personnel and owner issues were discussed in executive session.

The Board met with Rebecca Drube our newly appointed lawyer from Weissman, Nowack, Currie & Wilco, P.C. Executive matters were discussed with her.

A motion was made to adjourn the meeting at 12 noon.

Motion by Diane Phillips

Second Mark Cook

Vote Unanimous

Respectively submitted

Douglas Waters, Secretary