



Unicoi Springs Camp Resort

2444 Hwy 356 North
P. O. Box 1105
Helen, GA 30545

Phone: 706-878-2104
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www.unicoisprings.com

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

Board Members in Attendance: Aileen Conner, President
Wesley Copelan, Secretary
Ronald Brett
Doug Shaver

Board Members Absent: Doug Waters, Vice President
Beth Griner, Treasurer
Lee Roy Brantley

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

Approval of November 16, 2007 Minutes

The minutes of the previous board meeting were not approved as they were not yet completed. With the absence of Wesley Copelan at the November meeting, he had yet to receive all input from the different Directors as to the details discussed, and will have the minutes prepared fully and approved by March 1, 2008.

OLD BUSINESS:

Golf Cart Stickers:

Joyce Tallman updated the Board on the progress of obtaining stickers to be issued to all owners with a golf cart upon receiving proof of liability insurance on said golf carts, and advised on proper placement on the golf carts so that security will be able to see the stickers easily.

MANAGERS REPORTS:

Office Managers Report:

Joyce Tallman reported that current year to date maintenance fees paid totaled \$496,063.39 made up of 1525 owners paid to date. We currently have 107 Ownerships on hand to sell plus another 34 in process at the courthouse. There are 312 campers in



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storage. The staff has completed inventory, housekeeping has cleaned out all Terry campers up for sale, along with deep cleaning of 4 Dutchman's, Bath House 4 and the Activity Building. Mrs. Tallman also reported that the park issued 32 "Comp" stays last year resulting in 2 new ownership sales.

Maintenance Managers Report:

Steve Tallman reported on the various duties performed by the maintenance staff last month. In summarized form, they moved campers to the new storage lot, repaired clogged sewer lines, water leaks, sewage pump, and made various cosmetic improvements through out the campground. Area 4 upgrade is almost complete. The housekeeping area has been upgraded, rentals have been winterized and light have been replaced in front of the clubhouse.

NEW BUSINESS:

A conference call was placed with Doug Waters and Beth Griner to discuss new business:

March Board Meeting:

Due to the upcoming Easter Holiday, a motion to change the date of the March Board Meeting from March 21st to March 14th was made by Ronald Brett,

Seconded by Doug Shaver

Vote was Unanimous

2008 Budget:

The 2008 Budget was discussed at length with Beth Griner giving clarification of several questions from the rest of the Board. It was decided that since there was not a balance in the budget, that the Board would table the proposed budget until the next meeting on March 14th to make necessary adjustments before approval. This motion was made by Doug Waters

Seconded by Beth Griner

Vote was Unanimous

White County High School Drama Club:

The WCHS Drama Club had requested the use of our facility to use as a site to perform their play in an effort to raise funds for their trip to New York. The Board discussed that due to the work being done at the park during the closed season and with the anticipated attendance at the event of 150 people, that the resort would not be suitable for that type of event. A Motion to deny this event request was made by Doug Shaver,

Seconded by Wesley Copelan

Vote was unanimous



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Open Board Meetings:

The effectiveness of Open Board Meetings as currently held was discussed. The general consensus amongst the Board was that basically all we were doing was reporting the minutes in an open format to the members in attendance. A motion was made to have only one Open Board Meeting, that being the Annual Meeting. An un-official recap of what was discussed at each Board Meeting will be published and posted within 2 hours of each meeting in the office, with the official minutes to be prepared as usual prior to the next months meeting.

Motion was made by Ronald Brett
Seconded by Wesley Copelan
Vote was 3 for / 2 against
Passed

Weather Sirens:

A motion was made by Doug Waters to hold off on purchasing and installing the weather siren until funding is available for this project.

Seconded by Ronald Brett
Vote was Unanimous

Chapel Membership Usage:

The board discussed the usage policies of the membership owned by the Chapel as they have been utilized in the past and a recommendation was made that the Chapel membership should be used only by non members. This ruling is according to the established rules and regulations of Unicoi Springs Camp Resort, without exception. One of two designated chapel committee members must sign in the chapel guest on the day of arrival. A Motion to adopt this policy was made by Beth Griner

Seconded by Doug Waters
Vote was Unanimous



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Bids for Purchases:

Discussion was made on establishing a bid process for all purchases by staff that would give them a little more flexibility, yet more accountability, and the Board more awareness of expenditures. The bid process is outlined as such:

Purchases of \$0.00 to \$499.00 – No Bids Necessary
\$500.00 to 1999.00 – 3 Bids Necessary
\$2000.00 + - 3 Bids and Board Approval Necessary

Issues of an emergency nature were noted with some exceptions to the above process to expedite repairs. The approval of this process was motioned by Doug Shaver,

Seconded by Wesley Copelan

Vote was Unanimous

Rules Changes:

Doug Waters and the Rules Committee had worked long and hard over the last 6 months to come up with some proposed rule changes. A revised copy of the updated Rules and Regulations can be obtained in the office. Various changes submitted were revised by the Board during this meeting and the final version was submitted for approval. A

Motion to approve the revised changes was made by Doug Waters,

Seconded by Wesley Copelan

Vote was Unanimous

Meeting was adjourned

Respectfully Submitted

**Wesley Copelan
Secretary**