

**Minutes of the Board of Directors Meeting
Unicoi Springs Owners Association
March 14, 2008**

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

Board Members Absent: **Ronald Brett**

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 November 2007 & January 2008 Minutes

A motion was made to approve the amended minutes of the November 2007 and January 2008 Minutes by Doug Shaver.

Second by Beth Griner
Vote was unanimous

Managers Reports

Joyce Tallman – Office Manager:

- Informed the board of a new full-time employee, Chris Hatch.
- We currently have 120 ownerships on hand for sale and another 34 pending.
- Suggested we conduct an “Anniversary Sale” in September of this year, selling 50 new ownerships at \$2500.00 for 8 hours, and then raise the price of ownership to \$4000.00 to reflect true value of ownership.

- Maintenance fees collected so far this year amount to \$661,169.57 (2035 owners) as of February 29, 2008. An additional 90 owners have paid in addition as of March 14 Board Meeting.
- Ice cream coupons, and are we handing them out this year? Doug Shaver recommended that fewer be given out this year as a total of approximately \$1800.00 were given out last year. He also recommended that they be valid only for 1 year. Doug stated that the Activity Committee will inform us more on this issue at a later date.
- A request was made to allow Commercial RV cleaning service companies to come into the park to clean an owners RV. A motion was made by Doug Waters to allow such services provided they bring their own water supply.
 Second by Beth Griner
 Vote was unanimous
- A motion to add the minutes to the website was made by Doug Shaver.
 Second by Wesley Copelan
 Vote was unanimous
- Requested clarity of the wording in the rules concerning Temporary Storage. Refer to page 6, section D, number 2 for new wording of the 2008 Rules and Regulations.

Steve Tallman – Maintenance Manager:

- Refer to Monthly Report for details on work performed.
- Cost over-run on area 4 upgrade amounted to \$2000.00.
- Had minor issue with DVD's not playing in new rentals, but that was resolved easily.
- Recommended we purchase a "self closing" valve lid at he dump station at a cost of \$216.00
- Coast to Coast made a recommendation that we widen the roads within the park to receive a higher rating.
- Discussed utilizing a chemical pool cover product called "HEATSVR" to control loss of heat in the newly heated lower pool.

OLD BUSINESS:

President Conner recommended the following schedule for August and September Meetings:

August:	Regular Meeting	8:30am August 15, 2008
	Meet the Candidates	11:00am August 16, 2008
September:	Regular Meeting	8:30am September 19, 2008
	Annual Meeting	10:00am September 20, 2008

Doug Shaver volunteered to have the inoperable juke box in the clubhouse repaired, if possible so it could be sold.

Owner Relations letters were discussed and replies will be sent out by Wesley Copelan.

12:00 p.m. Adjourned for lunch.

1:00 p.m. Reconvened from lunch.

Pool Issues:

Pool Cover – HEATSVR chemical was discussed and spec sheets, MSDS reports were reviewed and cost effectiveness was determined as opposed to other options. A motion was made to contact White County Water Department to ask their opinion of the product as regards to any potential environmental issues with the product. This motion was made by Lee Roy Brantley. And seconded Doug Shaver.

After contact and no negative report from White County Water Dept in regards to HEATSVR chemical pool cover, a motion was made by Doug Waters to utilize and install this product to act as a cover for the lower pool.

Second by Doug Shaver

Vote was unanimous

Opening Date – Lower pool will open with heat operational on May 1, 2008, with a closing date not yet set. That will be determined by cost to heat the pool and how much funding the Pool Heating committee can raise to pay for that cost. Doug Shaver made a motion to allot \$4500.00 out of the budget to contribute towards heating the lower pool, if needed, and the board will consider additional funds later for that purpose.

Second by Doug Waters

Vote 4-0, 1 abstained (Beth Griner)

Motion Passed

Rules Amendment:

A section of the Rules was needed to be amended in regards to weapons discharge. See page 3, section A, number 3. The phrase was added “any device that shoots a projectile of any type”.

2008 Budget:

Beth Griner discussed various aspects to the 2008 Budget, such as, sale of the rentals, cash carryover, and possible pool LP gas expenses. Over all, the proposed 2008 Budget is balanced with a positive balance. A motion was made to approve the proposed 2008 Budget by Beth Griner.

Second by Doug Shaver

Vote was unanimous

DIRECTORS REPORTS:

Finance – Beth Griner:

Reviewed cash summaries, discussed General Liability Insurance premium increase of \$3430.00, discussed current bank balance in investment account, and negotiated an interest increase, paid for new rental campers (\$138,030.00), rolled over a CD at Habersham Bank for another 12 months at 3.5%, discussed bid procedure on old Terry’s and will give winning bidders 15 days from notification of winning bid to move camper.

Activities – Doug Shaver:

Easter plans are under way, welcome back biscuit bash planned for March 22 to be followed by an Activities Committee meeting the same day at 4:00pm, implemented a key check out plan to prevent keys getting lost or not returned, looking to purchase a popcorn popping machine, discussed installing a bulletin board at the front gate visible from incoming vehicles. Clay Christy is set for two holidays, first breakfast will be 3rd Saturday in April, discussed desire to possibly build an amphitheatre, and discussed time frame and phases of Activity Building Remodel which will begin April 15, 2008.

Buildings – Ron Brett:

All items given to maintenance manager in January have been completed. New Springdale Rentals have been placed on site and are ready for use. Replaced Terry's are in place for bidding. Painted stalls and baseboards in bathhouses 1,2,and 3. Housekeeping work space has been remodeled, floors in clubhouse and kitchen have been waxed, general winter maintenance has been carried out.

Grounds – Doug Waters:

Upgrade of 27 sites will be held until winter. Cost estimate of \$4275.32 was given. Some upgrades on various sites will continue during the regular season with a site being closed for a period of a short period of time.

Rules – Lee Roy Brantley:

The amendments to the Rules and Regulations as outlined in this report earlier were typed and put into the applicable sections by Joyce Tallman. A motion to accept these changes was made by Lee Roy Brantley.

Seconded by Doug Shaver

Vote was unanimous

Owners Relations – Wesley Copelan

Reviewed and discussed various owners letters and replies were determined. These replies will be drafted and mailed to the respective owners promptly.

NEW BUSINESS:

Discussion was brought about in regards to what to do with the old TV's removed from the replaced Terry's that will not fit into the new Springdale Rentals. New TV's have been purchased for the new rental campers at a cost of \$2291.94. A motion was made by Beth Griner to put these extra old TV's into the new rentals where they have a second cable jack, and any remaining to be put in cabins as a second TV.

A locked control box will be installed over the thermostat in the Activity Building to regulate AC usage and keep power consumption to a reasonable level.

Deed Transfer Fee information was provided by Joyce Tallman and the amount of income generated from these fees amounted to approximately \$11,800.00 (118 transfers). By reducing the Transfer fee from \$100.00 to \$75.00 we will impact the budget by \$3400.00 negative income. A motion was made by Doug Shaver to reduce the fee from \$100.00 to \$75.00.

Second by Doug Waters
Vote 3 for, 2 against (Beth Griner and Wesley Copelan)
Motion Passed

Weather Alert Siren:

The board instructed Doug Waters to procede with the purchase and installation of the severe weather alert siren.

Meeting was adjourned

Respectfully Submitted



Wesley Copelan
Secretary