

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
September 20, 2019**

Board Members in Attendance:

David Stover - President
Thurman Carpenter - Vice President
Doug Jackson - Treasurer
Mary Hill - Secretary
George Petty, Vern Stearns and Tommy Walker

Meeting called to order by David Stover at 9:30
Opening Prayer
David thanked Joyce for all her work and anyone else who worked on the Water 5 Year Test.

Business Manager's Report by Joyce Tallman

Maintenance Fees collected as of August 31, 2019	\$959,309.29
Maintenance Fees collected as of August 31, 2018	\$883,830.68

There are 17 accounts that owe for the 2019 maintenance fees

There are 22 RV storage spots available and 2 golf cart spots available

Discuss computer upgrade for 2019
Discuss Elaine

Meet with Auditor Joely Mixon, Michael E. Mixon & Associates, PC., Auditor's Report.

Treasurer's Report by Doug Jackson

Reviewed and audited the check ledgers and cash summary for August 2019.
Reviewed Payable Receipts.
The bank balance in investment account is \$155,916.19 as of August 31,2019. Transferred 95,000 to payroll and operations account.
The bank balance in Payroll is \$5,491.94. We transferred \$20, 000 from investment to this account.
The bank balance in the Operations account is \$14,964.19. We transferred \$75,000 to this account from investment account.
Southern Bank & Trust earned \$604.24 with a balance of \$156,986.98.
Rabun County Bank has a balance of \$77,254.53. This is the camper/vehicle replacement fund.
Renewed contract with Blossman gas with a fixed price of\$1.499 per gallon for another year.
The board met on Friday morning with the auditors to review the audit.

Maintenance Manager's Report by Tim Copp

Work completed by Maintenance personnel from 8/16/2019-9/16/2019

Park Improvements work:

Expedited work orders

Moving campers and having to spend additional time on some(tires, batteries, jacks, etc)

Removed dead trees in Lacy Curtain, Area 1 and Area 6.

Worked on repairs at site 231 deck.

Honey Board ceiling fan replaced

Installed several new Site Light Posts, site 5

8/22/19 site #41 big tree branch fell on deck, removed.

Bathhouse #1 men's side shower door sticking.

Site 125 carbon monoxide detector replaced.

Light over laundry room door repaired.

Upstairs clubhouse fans on left side not working, repaired.

Bathhouse #2 men's toilet not filling up, repaired.

Numerous tvs that have cable not working all weekend - contacted Windstream.

Cabin 41 toilet has slow leak, repaired.

Site 213 checked cable tv.

Reset timer on both swimming pool night lights, power has been off.

Site 214 checked cable.

Site # 211 ground fault plug is not resetting, replaced.

Site #160 power pole has wasp nest, sprayed.

Checked lower pool heater, turned off gas per Board members shutdown policy.

Security truck water leak at temperature sending unit housing. (Replace part heater tee \$48.13)

Administration:

Moved campers (without incident)

Put enzymes in septic system and inspected playground equipment.

Sent in monthly well reports. (Contract: American Water Services, Inc Cleveland, GA.)

Passed 5 year (Drinking Water) review from Georgia Environmental Protection Agency, Cartersville office.

Filled rental propane tanks. (Maintain records of pounds used)

Submitted by,

Tim Copp - Maintenance Manager

Haywen Black - Asst Manager

Activities Report by David Stover

Amenities Report by Vern Stearns

Buildings by Thurman Carpenter

Covenants Committee Report by Kathy Carpenter

Finance Committee Report

Equipment by Tommy Walker

Owner Relations by George Petty

Sewer and Water by George Petty

1. Motion to approve the August 16, 2019 BOD Meeting as written.

Made by George Petty 2nd by Tommy Walker Approved

2. Motion to approve the Agenda for September 21,2019 BOD Meeting as written.

Made by Doug Jackson 2nd by George Petty Approved

Statement of work:

Close Bathhouses 2&4

Close Rentals 58, 64, 65, 66, 67, 125, 135, 150, 167, 221 & 283

on January 5, 2020 and open on March 2, 2020

Made by Mary Hill

2nd by George Petty

Approved

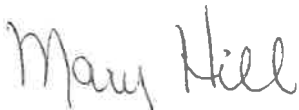
3. Motion to adjourn at 12:30

Made by Thurman Carpenter

2nd by Tommy Walker

Approved

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Hill".

Mary Hill, Secretary

**Unicoi Springs Camp Resort
Board of Directors Annual Meeting Minutes
September 21, 2019**

Board Members in Attendance:

David Stover - President
Thurman Carpenter - Vice President
Doug Jackson - Treasurer
Mary Hill - Secretary
Vern Stearns and Tommy Walker
Absent George Petty

Meeting called to order at 1:00 pm
Prayer
Pledge of Allegiance

Introduction of auditor Joely Mixon by Doug Jackson

President's Welcome by David Stover

We had a fantastic year. Our goal is to improve the resort and be user friendly.

Finance Report by Doug Jackson

Activities by David Stover

Buildings by Thurman Carpenter

Covenant Committee by Kathy Carpenter Chairperson and Vicki Petty Secretary

Equipment by Tommy Walker

Grounds by George Petty

Owner Relations by George Petty

Rules and Regulations by Doug Jackson

Marketing by David Stover

Chapel Committee Report by Wayman Lunsford

Recognize Outgoing board members: Tommy Walker

Recognize Incoming board members: Becky Manley and Thurman Carpenter

There were 161 members in attendance. Therefore there was not a quorum.

Floor open to questions and comments

Donna wanted a break down on accounts and if she could see a breakdown of the activities account. Joyce will give a breakdown with a written request.

Jeanne asked about the board voting for covenants.

David Judd asked if the votes in the office could be split up to whomever shows up at the meeting.

Eleanor Whitfield commented that we had a lovely sign in Cleveland.

David Judd is concerned about the 14 days and people leaving their campers unattended. How are unattended campers monitored? Are campers signing out and back in? How frequently is this unattended camper happening here? Are we losing revenue each year with the unattended campers? If we have this rule it should be enforced or eliminated.

Jeanne Maddox wanted to know if a limit would be put on the "full timers"?

Wymon Lunsford is concerned that there are 46 full timers here. He brought a report that has 46 in January, but that includes Coast to Coast and the Rentals.

U#355 Roy Wallin member asking about why he's not allowed to go in camper storage and to do something about the mud.

John Manley spoke about being confined to his camper for 6-8 weeks making it look like no one was there when in fact he was.

Renee Rhodes U#2405 Concerned with the golf carts in storage. If not being used they should be kept up. Move the ones that are not being used so that there's no eye sores showing.

Thank you to Carol Carey for Ballot and Newsletter mailing committee.

Thank you to Ken Loudermilk and his committee.

Announcement of Results on Voting:

There were 918 votes. 13 were invalidated for no U#, duplicate and 5 with no name.

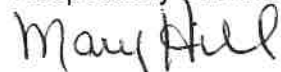
Leaving 905 countable votes.

527 voted yea 378 voted nay

The \$1 a day passes

Meeting adjourned at 3:15

Respectfully submitted,



Mary Hill-Secretary

**Unicoi Springs Camp Resort
Board of Directors Election of Officers Meeting
September 21, 2019**

In Attendance:

David Stover, Thurman Carpenter, Doug Jackson, Becky Manley and Vern Stearns

Absent: Mary Hill and George Petty

New Officers for Unicoi Springs Camp Resort:

David Stover - President

Thurman Carpenter - Vice President

Becky Manley - Treasurer

Mary Hill - Secretary

Assigned Duties:

Activity Director	David Stover
Amenities Director	Vern Stearns
Buildings	
By-laws/ Covenants	Kathy Carpenter
Collections/Dead Deeds	Kathy Carpenter/Vicki Petty
Finance Advisory	Nancy Stearns
Equipment	Thurman Carpenter
Grounds, Gardening, Landscape Clubhouse area	George Petty
Owner Relations	George Petty
Rules and Regulations	Doug Jackson
Safety Director	
Short and Long Term recommendations	David Stover
Technology/Communications/WIFI	George Petty & David Stover
Storage, camper & golf cart	Vern Stearns

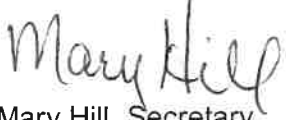
Water & Sewer

George Petty & David Stover

New Rentals

Doug Jackson & Mary Hill

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Hill". The signature is written in black ink and is positioned above the printed name.

Mary Hill, Secretary