

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
November 20, 2015**

Board Members in Attendance:

David Stover - President
Arlon Maddox – Vice President
Beth Cruz - Treasurer
Bonnie Jordan – Secretary
Tommy Walker, Frank Ward

Absent: - John Gaines

Meeting called to order by David Stover at 9:00 A.M.

Prayer given by Frank Ward

Pledge of Allegiance led by David Stover

Motions Follow:

- 1.) Motion to approve November 20, 2015 Regular (Board) Meeting Agenda.
Motion made by Bonnie Jordan Seconded by Frank Ward
Yeas – David, Tommy, Arlon, Beth, Bonnie and Frank Nays – none
Absent - John
Motion Approved
- 2.) Motion to accept October 16, 2015 Regular (Board) Meeting minutes.
Motion made by Arlon Maddox Seconded by Bonnie Jordan
Yeas – David, Arlon, Bonnie, Tommy and Frank Nays – none Abstain – Beth
Absent-John
Motion Approved
- 3.) Motion to table until we get legal advice Unicoi Springs Camp Resort/ Ladies Outreach for solicitation outside of our resort.
Motion made by Bonnie Jordan Seconded by Arlon Maddox
Yeas – David, Beth, Bonnie, Arlon, Frank and Tommy Nays – none Absent - John
- 4.) Motion to continue our current accrual and modified cash procedures per discussion with accountant in work session on 11/19/15, per his recommendation.
Motion made by Beth Cruz Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Tommy and Frank Nays - none Absent – John
Motion Approved

- 5.) Motion to continue tax filing status 1120 form and resolution to apply excess money to following year assessment fees.

Motion made by Beth Cruz Seconded by Bonnie Jordan

Yeas – David, Beth, Tommy, Arlon, Bonnie and Frank Nays – none Absent – John
Motion Approved

- 6.) Motion to rescind Unicoi Equipment or Property Usage Policy dated June 21, 2014, with intent to re-write a policy.

Motion made by Arlon Maddox Seconded by Tommy Walker

Yeas – David, Beth, Arlon, Bonnie, Frank and Tommy Nays – none Absent – John
Motion Approved

- 7.) Motion to send representatives to the Atlanta Camper Show Jan 19-30-31 with memberships for sale at \$1750.00 and to attend the Perry Camper Show in March, also allowing the memberships at \$1750.00.

Motion made by David Stover Seconded by Arlon Maddox

Yeas – David, Arlon, Beth, Bonnie, Frank, and Tommy Nays – none Absent – John
Motion Approved

- 8.) Motion to approve offer for sale to verified RV dealerships Unicoi Springs Camp Resort ownerships at reduced pricing (2016 Price \$1500.00). Each ownership will include Maintenance fees for the current year and following year if purchased in the last quarter of the year. Reference Proposal to sell ownerships to RV Dealerships dated 11-17-2011. Board Approved

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Arlon, Bonnie, Tommy and Frank Nays – none Absent – John & Beth
Motion Approved

- 9.) Motion we accept the proposal as presented to be in effect immediately from Georgia Mountain Brochure Service, as per attached:

Motion made by Frank Ward Seconded by Arlon Maddox

Yeas – David, Arlon, Bonnie, Tommy and Frank Nays – none Absent – Beth & John
Motion Approved

- 10.) Motion to adjourn 11:55 AM, Nov. 20, 2015

Motion made by Bonnie Jordan Seconded by Arlon Maddox

Yeas – David, Arlon, Bonnie, Frank and Tommy Nays – none Absent – Beth & John
Motion Approved

Manager Reports:

Joyce Tallman - Business Manager

Maintenance Fees collected as of October 31, 2015	\$907,596.43
Maintenance Fees collected as of October 31, 2014	\$840,130.77

Currently there are 17 RV storage spots available and 11 golf cart spots available.

There are currently 31 owners that owe the full amount of their 2015 maintenance fees.

256 Ownerships are for sale.

The newsletter and the 2016 maintenance fees have been mailed out.

Steve Tallman – Maintenance Manager

Park Improvement work:

- Worked on well 31 replaced 400 ft (of pipe) and installed new pump a week later. Added 80 ft of pipe in the well per recommendation of Freeman.
- Worked on power for the chapel.
- Maintained lp gas in rental units.
- Split wood for fireplace and fire rings.
- Created handicap golf cart parking at the Clubhouse.
- Repaired the floor in rental #167 and 283.
- Replaced 60ft of sewer line at #118.
- Cut 6 dead trees in area 2.
- Worked on Park clean up.
- Blow leaves from around the Park.

Administration:

- Put enzymes in septic system and inspected playground
- Checked daily well readings.
- Sent in monthly well reports.
- Moved 410 campers.

Treasurers Report by Beth Cruz:

- Reviewed and audited check ledgers and cash summary for October.
- Reviewed payable receipts.
- The complete Treasurer's report is in the office which lists Banks and balances, as well as investment information and is available to all owners.
- The Board met with Joey Duncan, our accountant and asked questions on our current accrual financial procedures. Needed Motion to continue our current accrual and modified cash procedures.
- Requested a Motion on tax filing status form 1120 form and resolution to apply excess money to following assessment fees.
- Review Financial Procedures & Policies.

Items the Treasurer will be working on for January:

- 2016 Actual Budget
- General Insurance and Employee Health Benefits Package

Grounds by Bonnie Jordan:

The Board is working on getting bids and cost figures together for a number of winter projects. These have been talked about for years and are long needed.

With the assistance of Maintenance, the donated rose bushes, the azaleas from the upper lake road and several other potted bushes in need of planting, all got planted before the temps went into the 20's. The ferns are in the Clubhouse and tropical plants are in the Activity Building trying to winter over.

After nearly two generations, when this Resort was designed and built, we are in the process of coming up with plans for a redo of the entrance and the front grounds of the Clubhouse as well as improved sidewalks.

This is one of the largest undertakings of this Resort in over 25 years. We are mindful of the many needs of our Resort and intend to be good stewards of our funds.

Rules, Regulations, Policies and Procedures by Arlon Maddox:

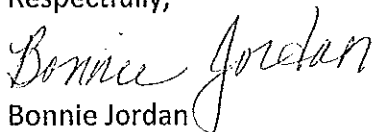
The Employee Handbook is complete and needs to go to our attorney for review.

Surplus Property Policy is tabled until January.

The Pet Policy recently passed will be reviewed for several possible changes, is tabled until January.

Meeting adjourned at 11:55, see Motion 10.

Respectfully,



Bonnie Jordan
Secretary