

**Unicoi Springs Camp Resort
Board of Directors Meeting
Regular Open Board Meeting Minutes
January 24, 2015**

Board Members in Attendance:

David Stover - President
John Gaines - Vice President
Beth Cruz - Treasurer
Bonnie Jordan - Secretary
Tommy Walker
Gary Bryan

Regular Board meeting called to order by David Stover at 9:10 AM.
Prayer given by John Gaines
Pledge of Allegiance by all.

The meeting was opened with a presentation by William H. Carney representing U.S. Security Associates. Our contract with Tru- Vision Security will be up for renewal on Mar. 19, 2015 or it will roll over if no change is made.

Motions Follow:

1.) Motion to accept the amended agenda with the following changes:

10 C 2. General Insurance and 10 C 5. Leases and contracts to be in executive meeting.

13 5. Budget - the part that is general information will be covered under 10 C 6. and the payroll information involving individuals will be under payroll in the executive meeting.

13 7. the status of combining Winter shut down and Open / Closing policy table until the March meeting.

11 8. the Veterans Memorial - table until the March 2015 meeting.

Motion made by Bonnie Jordan Seconded by Beth Cruz

Yeas - David, Beth, Tommy, John, Bonnie and Gary Nays - None

2.) Motion to approve the Executive Agenda with the following changes:

Approve the November 15, 2014 Executive Board Agenda with the following changes:

7. C Review the employee benefit package

Motion made by Gary Bryan Seconded by Tommy Walker

Yeas - David, Tommy, Beth, John, Gary and Bonnie Nays - None

3.) Motion to approve the November 15, 2014 regular meeting minutes with the following changes:

7. Gary and David's names to be added to study the open/close policy and the winter shut down policy.

Motion made by Beth Cruz Seconded by Gary

Yeas - David, Beth, Tommy, John, Gary and Bonnie Nays - None

4.) Motion to redeem \$100,000. CD at Southern Bank & Trust of Clarksville and transfer to Suntrust of Gainesville at 2% for 66 months. Interests of \$1,314.37 deposited in the Investment account.

Motion made by Beth Cruz Seconded by Tommy Walker

Yeas - David, Beth, Tommy, and Bonnie Nays - John Abstain - Gary

5.) Motion to renew our retainer with the legal firm of Weissman, Nowack, Curry, and Wilco for the amount of \$1,200.00 for 1 year.

Motion by Bonnie Jordan Seconded by Tommy Walker

Yeas - David, Beth, Tommy, John, Gary and Bonnie Nays - none

6.) Motion to accept General, Property, Automobile, Workers Comp, D & O/EPLI and Umbrella Liability Insurance policies recommended by Insurance agent Mike Musselwhite at the cost of \$83,916. Insurance policies effective 1-1-2015. This adds back coverage for personal injury that was unattainable for 2014. All Board members were contacted by phone December 23, 2014 by Beth Cruz, Treasurer.

Motion by Beth Cruz Seconded by - Tommy Walker

Yeas - David, Beth, John, Gary, Tommy and Bonnie Nays - none

7.) Motion to change from Lincoln to Unum for Dental, short term Disability and Life Insurances for all employees for an annual \$7,457.00 estimated amount.

Motion by Tommy Walker Seconded by Beth

Yeas - David, Beth, Tommy and Bonnie Nays - John and Gary

8.) Motion to have the employees pay 15% of the medical insurance cost with plan - Alliant policy 10PP1002AP19EC.

Motion by Beth Cruz Seconded by - Bonnie Jordan

Yeas - David, Beth, Tommy, John, Bonnie and Gary Nays - none

9.) Motion to table the 2015 Budget until the March meeting.

Motion by Tommy Walker Seconded by Gary Bryan

Yeas - David, John, Beth, Bonnie Tommy and Gary Nays - none

10.) Motion to purchase 3 golf carts - 2012 Club Car Precedent - at \$3,745.00 per car reference to bid. Includes tax. Unicoi to pick up at Fat Boys.

Motion by Tommy Walker Seconded by Gary Bryan
Yeas - David, Beth, Tommy, John. Gary and Bonnie

11.) Motion to purchase 4 campers at \$20,000.00 each, including tax and tags, from Camping World - Oakwood. Model # ZT3285B. This Motion is to supersede Motion # 15 passed for purchasing 3 campers, dated 10/18/14.

Motion by Tommy Walker Seconded by Gary Bryan
Yeas - David, John, Beth, Gary, Bonnie and Tommy Nays - None

12.) Motion to prepare to advertise for bids in the March Newsletter, to sell 4 campers that are being replaced, per Steve's recommendation. The minimum bid of \$4,000.00 each, with bids due by May 15 and to be opened on May 18. Winner of the bid to be announced at the May meeting, with removal within 10 days after winning the bid and notification.

Motion by Gary Bryan Seconded by Tommy Walker
Yeas - David, Beth, Tommy, John, Bonnie and Gary Nays - none

13.) Motion to extend the budget on upgrade to sites 110 - 118 and 219, to purchase concrete, install gravel, hand rails, site lights, hay, grass seed, shrubs, fertilizer & lime. \$8,000.00 extension is requested.

Motion by David Stover Seconded by Beth Cruz
Yeas - David, Beth, Tommy, and Bonnie Nays - Gary and John

14.) Motion to have Aileen Connor fill the open position on the Board for the remainder of Ricky Carter's term, until September election of 2015.

Motion by Tommy Walker Seconded by Bonnie Jordan
Yeas - David, John, Beth, Bonnie and Tommy Nays - Gary

15.) Motion to adjourn General meeting and the Executive meeting for the day at 4:30 PM.

Motion by Beth Cruz Seconded by Bonnie Jordan
Yeas - David, Beth, Tommy and Bonnie Nays - John and Gary

Managers Report:

Joyce Tallman-- Business Manager - read by Beth

Maintenance Fees collected as of December 31, 2014 \$328,920.99
Maintenance Fees collected as of December 31, 2013 \$317,900.44

Currently the Resort has 241 ownerships for sale.
15 Travel Trailers and 3 bathhouses have been deep cleaned.
There are 11 golf cart spots available

Steve Tallman - Maintenance Manager

Work completed by Maintenance personnel from 11/10/2014 thru 1/12/15

Park improvement work:

- Cut dead trees and limbs around the park.
- Worked on repair list for outside lights..
- Reseeded and put down straw at front entrance after cutting down trees.
- Refinishing rocking chair arms from the porch.
- Cleaned out storm drains.
- Rental 64 in the shop repairing leaks (in process).
- Replaced pump head on chemical pump - lower well.
- Pulled propane heater in clubhouse, had repaired and replaced.
- Repaired sump pump at lower pool.
- Winterized rentals.
- Repaired cracks in logs inside clubhouse.
- Repaired holes in roadways

Administration:

Moved 209 campers.

Daily well readings.

Monthly enzymes.

Sent monthly report to the State.

Project Area 3:

Area 3 project is approximately 60% complete.

Beth Cruz - Treasurer:

1. Reviewed and audited check ledgers and cash summary for November and December.
2. Reviewed payable records.
3. The complete Treasurer Report is in the Office.
4. Reviewed our inventories which was completed by our staff.
5. The 2015 Budget was presented and reviewed by the Board. A decision was made to table until March for a more complete review and discussion.
6. The inventory report shows the following items as missing:
Inventory #555 DeWalt Power Planer

Inventory #580 Step Ladder 8' Fiberglass
Inventory #737 DeWalt Jigsaw
Inventory #844 Dremel Multi-Max
Inventory #852 Stihl Chain Saw MS290

6. Joyce, David, Bonnie, Tommy and Beth reviewed the Employee Health Benefits Package with Tony Nix on Tuesday, January 13, 2015. Beth described the options and suggested recommendations.

Activities: No Report

Special Reports: No Report

Grounds: No Report

Buildings: No Report

Equipment:

Tommy Walker brought the bids for the golf carts, backhoe attachment, chipper and panel truck to be opened at the Meeting . See attached bid sheet for complete list of bidders. The Winners are as follows:

<u>Golf Carts #7 & #8</u>	<u>Minimum \$ 200.</u>	<u>Bid \$ 550.00each</u>	<u>- Lloyd B. Mitchell</u>
<u>Chipper</u>	<u>Minimum \$ 500.</u>	<u>Bid \$ 575.00</u>	<u>- Gary Bryan</u>
<u>Panel truck</u>	<u>Minimum \$1,000.</u>	<u>Bid \$1,231.51</u>	<u>- Mary Hardigree</u>
<u>Backhoe attachment</u>	<u>-----No Bids</u>		

Owner Relations: No concerns

Old Business:

Meeting adjourned at 4:30. See Motion 15.


Bonnie Jordan
Secretary

OWNER NAME	U #	EQUIPMENT BIDDING FOR	BID AMOUNT	DATE RECEIVED	TIME RECEIVED
Mary Hardigree	2934	1988 Panel Truck	\$ 1,232.51	01/06/15	3:30 p.m.
Gary Bryan	1646	Gas Wood Chipper	\$ 575.00	01/19/15	8:40 a.m.
Loyd Mitchell	2166	Golf Cart # 7	\$ 550.00	11/20/14	12:30 p.m.
Maureen Acevedo	121/1746	Golf Cart # 7	\$ 430.00	11/24/14	12:00 p.m.
Mary Hardigree	2934	Golf Cart # 7	\$ 421.59	01/06/15	3:30 p.m.
Donnie Foster	1147	Golf Cart # 7	\$ 400.00	12/26/14	12:04 p.m.
Kathy Carpenter	2583	Golf Cart # 7	\$ 392.50	11/17/14	9:30 a.m.
Billy Fann	1447	Golf Cart # 7	\$ 350.00	12/26/14	12:15 p.m.
Marilyn Welch	1285	Golf Cart # 7	\$ 325.00	11/24/14	12:00 p.m.
Frank Ward	1858	Golf Cart # 7	\$ 301.76	12/08/14	9:30 a.m.
Roger Watson	732	Golf Cart # 7	\$ 300.06	11/13/14	11:30 a.m.
James Hill	1993	Golf Cart # 7	\$ 250.00	12/09/14	8:30 a.m.
Jack Baggett	306/2906	Golf Cart # 7	\$ 231.00	11/17/14	9:30 a.m.
Richard Lanier	2842	Golf Cart # 7	\$ 211.00	11/14/14	12:00 p.m.
Loyd Mitchell	2166	Golf Cart # 8	\$ 550.00	11/20/14	12:30 p.m.
Frank Ward	1858	Golf Cart # 8	\$ 510.76	12/08/14	9:30 a.m.
Donnie Foster	1147	Golf Cart # 8	\$ 500.00	12/26/14	12:04 p.m.
Mary Hardigree	2934	Golf Cart # 8	\$ 452.29	01/06/15	3:30 p.m.
Kathy Carpenter	2583	Golf Cart # 8	\$ 437.50	11/17/14	9:30 a.m.
Maureen Acevedo	121/1746	Golf Cart # 8	\$ 420.00	11/24/14	12:00 p.m.
Marilyn Welch	1285	Golf Cart # 8	\$ 380.00	11/24/14	12:00 p.m.
Billy Fann	1447	Golf Cart # 8	\$ 350.00	12/26/14	12:15 p.m.
Roger Watson	732	Golf Cart # 8	\$ 300.06	11/13/14	11:30 a.m.
Robert Thomas	1648	Golf Cart # 8	\$ 300.00	11/17/14	9:30 a.m.
James Hill	1993	Golf Cart # 8	\$ 300.00	12/09/14	8:30 a.m.
Jack Baggett	306/2906	Golf Cart # 8	\$ 251.00	11/17/14	9:30 a.m.
Richard Lanier	2842	Golf Cart # 8	\$ 245.00	11/14/14	12:00 p.m.