

Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
April 15, 2016

Board Members in Attendance:

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

Meeting called to order by David Stover at 9 AM.
Prayer given by Frank Ward and Pledge of Allegiance led by David Stover.
Welcome and Comments by David Stover

Motions Follow:

1. Motion to approve Regular Meeting Agenda for April 15, 2015.
Motion made by Bonnie Jordan Seconded by Tommy Walker
Yeas – David, Beth, Arlon, Bonnie, John, Frank and Tommy Nays – none
Motion Approved
2. Motion to approve Executive Meeting Agenda for April 15, 2016.
Motion made by Frank Ward Seconded by Arlon Maddox
Yeas – David, Beth, Arlon, Bonnie, Frank, John and Tommy Nays – none
Motion Approved
3. Motion to approve March 18, 2016 Regular Meeting Minutes.
Motion made by Bonnie Jordan Seconded by Tommy Walker
Yeas – David, Arlon, Beth, Bonnie, John, Frank and Tommy Nays - none
Motion Approved
4. Motion to approve Executive Meeting Minutes for March 18, 2016.
Motion made by Tommy Walker Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Tommy and Frank Abstain – John
Motion Approved
5. Motion -The first 24 hours can use tarp to stop a leak. Clear plastic will be furnished by Maintenance to be used for up to 14 days. After 2 weeks there will be a \$50.00 fine per day unless you can show proof of scheduled repair for leaks.

Yeas – Frank and Bonnie Nays – David, John and Tommy Abstain – Arlon and Beth
Arlon noted – need more information
Motion Disapproved

6. Motion to allow Ladies Time Out group at Unicoi Springs to raise money and sale of Cook Books using CookBook Publishers, Inc. company. Nancy Stern shall be Chairperson. All funds are to be turned over to Unicoi Springs Camp Resort. Motion made by David Stover Seconded by Tommy Walker
Yeas – David, Arlon, Beth, Bonnie, John, Tommy and Frank Nays – none
Motion Approved
7. Motion to adjourn at 1 PM.
Motion made by David Stover Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Frank, Tommy and John Nays – none
Motion Approved

Manager's Report:

Joyce Tallman – Business Manager

Maintenance Fees collected as of March 31, 2016	\$733,131.83
Maintenance fees collected as of March 31, 2015	\$740,031.77

There are 141 accounts that have not paid the first portion of the 2016 Maintenance Fees, compared to 159 last year, at this time.

Currently the resort has 252 Ownerships for sale. Six (6) were sold during the Perry RV show time frame.

There are 9 RV storage spots available and 13 Golf Cart storage spots available for rent.

Steve Tallman – Maintenance Manager

Work completed by Maintenance personnel from 3/17/16 to 4/12/16.

Park Improvement work:

- Located a major water leak at site 316 and repaired.
- Completed the front of the Clubhouse upgrade.
- Installed 8 lights and new gutters at the Holey Board. Repaired gutters on the Clubhouse.
- Removed 3 trees at the lower pool.
- Currently working on the swimming pools for inspection.

- The swimming pool decks are 95% complete
- Continued to work on work orders as needed.
- Cut and weeded the grass in the park.
- Curb Appeal estimated completion of the concrete drive for Area 1, Friday the 15th, the estimated completion date of Area 1 is April 27th.
- The Tennis and Basketball courts are 95% completed.

Administration:

- Moved 211 Campers.
- Put enzymes in septic system and inspected the playground equipment.
- Checked daily well readings.
- Sent in monthly well reports.
- Filled rental propane tanks.
- Service complete on trucks and shop equipment.

Director Reports:

Treasurer's Report by Beth Cruz

- Reviewed and audited check ledgers for March.
- Reviewed Payable Receipts for March. Not complete yet
- The complete Treasurer's report is available in the office which lists Banks and balances, as well as investment information and is available to all Owners.
- Joyce and Beth cashed in a CD and deposited it in the investment account, including the interest earned.
- Mixon & Associates, Joley will begin the annual audit in July.

Bylaws and Covenants by Bonnie Jordan

Continue waiting for additional Members to come in so that a committee can re-form to work on the Covenants. A signup sheet will be put in Clubhouse on the bulletin board about May 1, for those interested in working on it.

Activities by David Stover

Plans are being made for our annual Homecoming on May 15th this year. Frank Ward will be planning our Memorial Day Celebration.

Tommy has a singer coming Friday April 22. He sings like Johnny Cash. All are welcome.

Grounds by Bonnie Jordan

Bonnie explained that she had received 3 bids on the front entrance but only 2 were in writing. The decision to break the entrance work into a two year project for budget reasons, required new bids. Again, only 2 bids were in writing and Merck's Landscaping gave the lowest bid. He was the only bidder to provide a drawing of his plan. She will contact him as to start date. Copies of the plan and bid will be sent to all Board members.

Buildings by John Gaines

John provided the Board members with a copy of the break down needed for possible repairs, originally presented last year. The Board passed a Motion last year requiring Maintenance and Housekeeping to come up with a plan for repairs, which has not been done. It was noted that some of the repairs have been completed and some need to be sent out for repair or possible replacement. Several Board members will take the 9page list and assist in listing what is complete and what needs to be done to get our repairs scheduled.

Equipment by Tommy Walker

Tommy presented Board members with a possible contract to assist the Board in considering possibly keeping our replaced golf carts for renting by the day to members. The Board will continue investigating the possibility of keeping 3-4 golf carts for rent. Beth talked to our insurance man to learn that with the contract, claims would revert to the renter's insurance and have no effect on our insurance. He also reported that we have our new replacement campers parked temporarily in the parking area below the upper pool. We will replace campers from sites 65,66,185 and 125.

Rules and Regulations by Arlon Maddox

Discussion continues on the current Pet Policies. Cages with floors are currently required or Owners can tie their pet on a leash on their site if they are outside with the pet. Any additional action on the Pet Policy is tabled until next month.

Frank and Arlon will serve on a research committee regarding Pet Friendly Campers. Studying which campers will work and prices for a fee/cleaning charge,

to be reported to the Board next month. We also need to consider the laws regarding Service Pets.

Old Business:

The above discussions carried over to Old Business.

Nancy Stern presented the Board with a copy of the requirements by CookBook Publishers, Inc. company. She is requesting that the Ladies Time Out group be allowed to pre-sell cookbooks, gather recipes from interested USCR members and needed clarification on where the proceeds go and how they are distributed. See Motion 6.

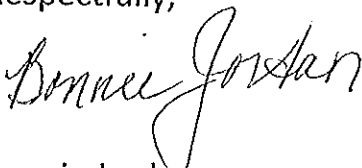
New Business:

There was discussion regarding the increased use of tarps both for leaks and shades. A letter of concern by a member concluded with failed Motion 5 and a work session date was set for additional study. Questions for every owner is – are we a 5 Star Resort as we advertise and does the use of tarps (coming in many different colors) influence our image?

David explained the issues regarding the use of Hot Spots and how they may effect Wi-Fi. Also, additional dishes were put up to boost the signal in some areas of the Resort. Having free Wi-Fi in our Resort has brought positive response.

A request was sent in writing by a person that grew up camping here at USCR during summers and wants their small group of Girl Scouts to experience primitive tent camping at USCR from 5/20 – 5/21. We unanimously agreed that the group would be welcomed.

Respectfully,



Bonnie Jordan
Secretary