

Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
April 21,2017

Board Members in Attendance:

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

Meeting called to order by David Stover at 8:27 AM.

Welcome and Comments by David Stover.

Thomas Davidson requested a meeting with the Board of Directors this morning. He owns the property, including the house, next to us on the north side. He showed us the survey maps of the 3.8 acres and gave us an asking price. A Motion was made to get an appraisal – **See Motion 1.** We tabled until next month.

Managers Meeting with Managers only called to order by the President.

Prayer given by Frank Ward and Pledge of Allegiance by all.

Joyce Tallman – Business Manager:

Maintenance Fees collected as of March 31, 2017	\$736,302.43
Maintenance Fees collected as of March 31, 2016	\$733,131.83

There are 131 accounts that have not paid the 1st portion of the 2017 maintenance fees compared to 141 accounts last year.

There are 7 owners waiting for RV storage and 3 golf cart spots available for rent.

We have presold 24 ownerships as of Wednesday, April 19th at the sale price. We have advertised in 5 states, 8 newspapers and sent 1700 postcards for our Membership Sale tomorrow.

Joyce has requested that our seasonal worker's hours be increased to 40 hours per week from mid May until October 31st. The office is very busy and she needs the coverage in the office. **See Motion 2.**

There have been multiple requests by Members to be able to make reservations until 4PM on holiday weekends. After discussion, Joyce agreed to change the policy. See **Motion 3.**

Steve Tallman – Maintenance Manager:

Work completed by Maintenance Personnel from 3/13/17 thru 4/21/17

Park Improvement work:

Expedited work orders.

Put more grass at Putt Putt.

Take trees down at tent sites.

Put drain pipe in at tent sites. (to improve run off water drainage)

Working on putting in new light posts at tent sites. (replacing the rotted posts)

Put front axle in Case backhoe.

Thanks to all Volunteers for getting the leaves up in the park.

Built the wall at the upper pool. (To prevent erosion and runoff onto the volley ball court)

Administration:

Moved 314 campers from 3/13/17 to 4/16/17.

Put enzymes in septic system and inspected playground equipment.

Checked daily well readings.

Sent in monthly well reports and quarterly water samples.

Filled rental propane tanks.

Service complete on backhoe and skidsteer.

Put steering column in dump truck.

Steve will get information on the inspection of the pool for the future possibility of opening the waterfall pool by April 1.

Steve expects the mini golf completion by the end of May. The drainage around the playground/Putt Putt pavilion will be completed shortly, as well.

Meeting stopped at 10:15 AM to go into Executive Meeting.

Executive Meeting called to order by David Stover at 10:15 AM:

Motions Follow:

1. Motion to approve Agenda for the 4/21/17 Executive Meeting.
Motion made by David Stover Seconded by Frank Ward
Yeas – David, Arlon, Beth, Bonnie, Frank, Thurman and Tommy. Nays – none
Motion Approved
2. Motion to approve the Executive Minutes for March 17, 2017

Motion made by Bonnie Jordan Seconded by David Stover
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Abstain – Beth and Arlon
Motion Approved

3. Motion to adjourn Executive Meeting at 10:20 for April 21, 2017.
Motion made by Beth Cruz Seconded by Bonnie Jordan
Yeas – David, Arlon, Beth, Bonnie, Thurman, Frank and Tommy Nays – none
Motion Approved

Executive Meeting Adjourned at 10:20.

Meeting restarted in the Activities Building - Open Meeting.

Board Members in Attendance:

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

Meeting called to order by David Stover at 10:35 AM.

Prayer given.

Pledge of Allegiance by all.

David announced our topics from the earlier meeting with Mr. Davidson and our Managers.

Motions Follow:

1. Motion to get an appraisal on the Davidson property.
Motion made by Tommy walker Seconded by Frank Ward
Yeas – David, Arlon, Beth, Bonnie, Tommy, Thurman and Frank Nays – none
Motion Approved Work Order
2. Motion to allow a seasonal worker for a 40hr work week from mid May until October 31st.
Motion made by Tommy Walker Seconded by Beth Cruz
Yeas – David, Arlon, Beth, Bonnie, Tommy, Thurman and Frank Nays – none

Motion Approved

3. Motion to delete not doing reservations on holiday weekends from 9:00 AM to 12:00 noon
Motion made by Arlon Maddox Seconded by Beth Cruz
Yeas – David, Arlon, Beth, Bonnie, Frank, Tommy and Thurman Nays – none
Motion Approved
4. Motion to approve the Agenda for the 4/21/17 General Meeting.
Motion made by Bonnie Jordan Seconded by Thurman Carpenter
Yeas – David, Arlon, Beth, Bonnie, Thurman, Tommy and Frank Nays - none
Motion approved
5. Motion to approve the Minutes for March 17, 2017 with the change of Motions (# 4&5) without a meeting. Remove the absence of Beth and Arlon to yea votes for both. They voted by phone and electronics.
Motion made by Bonnie Jordan Seconded by Tommy Walker
Yeas – David, Bonnie, Thurman, Tommy and Frank Nays – none Abstain – Beth and Arlon
Motion Approved
6. Motion to adjourn open General Meeting of 4/21/17 at 12:00 noon.
Motion made by Tommy Walker Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Frank, Thurman and Tommy Nays – none
Motion Approved

Treasurer's Report by Beth Cruz:

- Reviewed and audited check ledgers for March. Cash summary for March not complete.
- Reviewed Payable receipts for March. Not done 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.
- Mixon & Associates, Joley will begin the annual audit in July.

Activities by David Stover:

We are getting ready for tomorrow's Open House. Volunteers are greatly appreciated. Many Thanks to all who have helped spruce up the Resort and already volunteered for tomorrow. This is for all owners and the response has been wonderful. In addition, there are barbeque tickets still available for all who are here tomorrow to enjoy.

Tommy has announced that live entertainment will be all day tomorrow. Also, May 13th for our Homecoming, an Elvis impersonator will be coming to entertain us. He is a professional showman. Please be sure to mark your calendars.

Buildings by Thurman Carpenter:

To help with water erosion, gutters will be put on the upper pavilion. **Work Order**

Equipment by Tommy Walker:

We are expecting a delivery of our new truck about the week of May 8th. The backhoe and skid steer is repaired and the dump truck steering column is also complete.

Rules and Regulations Report by Arlon Maddox:

The newest Rules and Regulations were made available January 17, 2017. Changes are in red. Arlon will be making another change stating that reservations can be made until 4PM every day, starting immediately.

Short and Long Range Planning by Bonnie Jordan:

Bonnie continues to review the past couple of years short falls on the Winter Project Work Motions. She will be meeting to discuss issues with our Finance Committee when more members of the committee return and restart meetings.

Marketing by David Stover:

David spoke again about the One Day Sale. Volunteer members will be wearing dark green Unicoi Springs t-shirts and will be stationed in various areas to help guide participants to various planned areas. Would they please turn the t-shirts back in to the office to be washed and stored for future events.

Owners Relations by Frank Ward:

We discussed a letter regarding refunds when a person has to leave early from a reserved cabin or camper due to a family emergency. The office must bring the information to the Board of Directors for further investigation/documentation. The Board will then give approval or denial.

We again responded to a request to open the pool for Spring Break for Grandkids. Spring Break occurs over atleast a 3 week period and sometimes starts in March. We have asked our Maintenance Manager, Steve, to find out what the earliest date would be to have our pools inspected by the County Inspector. Our goal is April 1st or as soon as possible after the 1st. We again explained that the cost of heating the lower pool before late May is prohibitive. Mountain nights are just too cool and we often experience days of the 50s - 60s and nights can still go into the 40s-low 50s. The same happens in early fall.

We had a letter regarding a fine for dishes in the sink in a rental camper. Joyce gave us a copy of the inspection sheet the cleaning girls filled out. The person also wrote about a CO2 monitor going off and we were informed that the complaint was noted by our guard and it was replaced. They also had a plugged toilet that Maintenance snaked.

Covenants/By-Laws:

David stated that Kathy Davis does not want to take the lead on the Covenants. A Chairman will be announced and we will be asking for volunteers to join the committee.

General comments:

Surplus play equipment will be advertised and sent out with the August newsletter.

The Ladies Group was concerned about having money making projects and being able to be involved in helping purchase items for the betterment of the Resort. We welcome their involvement. We assured them that we are looking at other style riding equipment for the playground. Beth said she was informed that the teeter-totters and the spring riding equipment are considered a risk and should not be in the playground. Beth is awaiting further information about the spring riding animals from our insurance agent.

The question asked by several Members was -- What can be done to keep adults and older teens off the small childrens playground equipment? The small/young children's area is on the side toward the laundry building including infant, toddler and small children swings. We will also have a wheelchair accessible swing installed very soon.

Work Session for all Board Members available on Thursday -May 18 at 9:00 am.

Attorney bids will be considered this Spring.

Meeting Adjourned at 12:00pm. See Motion 6.

Respectfully,

Bonnie Jordan
Bonnie Jordan