

**Unicoi Springs Camp Resort
Board of Directors Meeting
Regular Open Board Meeting Minutes
June 19, 2015**

Board Members in Attendance:

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

Regular Board meeting called to order by David Stover at 9:00 AM.
Prayer given by David Stover
Pledge of Allegiance by all

Motions Follow:

- 1.) Motion to approve agenda for June 19, 2015 of Regular Board meeting:
Motion made by Bonnie Jordan Seconded by Tommy Walker
Yeas – David, John, Beth, Bonnie, Gary, Tommy and Aileen Nays – None
Motion Passed

- 2.) Motion to approve the Executive agenda with the change to add - f. Pay scale
Motion made by Bonnie Jordan Seconded by Tommy Walker
Yeas – David, Beth, John, Bonnie, Gary, Tommy and Aileen Nays - None
Motion Passed

- 3.) Motion to approve May 22, 2015 minutes
Motion made by Tommy Walker Seconded by Beth Cruz
Yeas – David, John, Beth, Bonnie, Aileen and Tommy Abstain – Gary Nays – None
Motion Passed

- 4.) Motion – Recommendation #1 of the Building Report be approved by the Board – “ The Board (today) task Maintenance and Housekeeping to review this document and provide information as to what it will take to fix, repair, and/or to bid out the workload. Safety items should be first priority.
Motion made by Tommy Walker Seconded by John Gaines
Yeas – David, John, Beth, Bonnie, Tommy, Gary and Aileen Nays- None
Motion Passed

5.) Motion to accept the Opening/ Closing Standard Policy with the change in #9. Changing open date to March 1st. Include the letter head and author's initials. Copy attached.

Motion made by Bonnie Jordan Seconded by Aileen Connor

Yeas – Dave, John, Bonnie, Tommy, Gary and Aileen Abstain – Beth Nays – None

Motion Passed

6.) Motion to Adjourn 6/19/2015 regular meeting 12:15PM

Motion made by Aileen Connor Seconded by Gary Bryan

Yeas – Dave, John, Beth, Bonnie, Aileen and Gary Bryan No vote

Managers Reports:

Joyce Tallman-- Business Manager

Maintenance Fees collected as of May 31, 2015 \$862,712.88

Maintenance Fees collected as of May 31, 2014 \$796,191.79

There are 88 accounts that owe the first portion of 2015 maintenance fees and 22 that owe for the second portion for the 2015 maintenance fees.

There are 20 owners on the waiting list for RV storage and 2 golf cart spots available.

There are 254 ownerships available for sale.

Steve Tallman - Maintenance Manager

Work completed by Maintenance personnel from 5/19/2015 thru 6/15/15.

Park improvement work:

- Cut dead trees around park.
- Mowed grass and sprayed weeds.
- Worked on park cleanup.
- Mowed the back fields
- Repaired leak at bath house 5 replaced wall and urinal.
- Removed rotten siding on bath house 2 and replaced plywood and log with new and painted logs.
- Fixed water leak in area 6.

Administration:

- Moved 415 campers.
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports.
- Quarterly water sample to the State.

Project work:

- Finished upgrade on site 178

Beth Cruz – Treasurer:

1. Reviewed and audited check ledgers and cash summary thru May.
2. Reviewed payable receipts thru May.
3. The complete Treasurer Report is in the Office which lists Banks and balances as well as investment information.

Old Business

Open and Closing Standard Policy-- See motion 5. The policy will be posted.

New Business:

Reports:

Special Reports –By Laws: After 4 plus years, the work is done. The By Laws were picked up or delivered to any members available to sign for them and the rest were sent out. Our postcard ballot return date remains July 14th by 5:PM. Some of the favorite times were the open meetings with members. Input from owners helped us decide on several of the requirements to be a candidate for the Board of Directors. Background checks were another request over and over but after multiple discussions with our Attorneys, we were advised against it. Think of how many times we have heard of people having the same name. Mistaken identities happen but we do have an important question on the new application, as well as other new requirements.

Activities: Tuesday we had a chicken and fish Barbeque with members bringing dishes to pass. There were well over 100 members participating and no one left hungry. Great fellowship for all.

Buildings: John passed out a grid regarding all of the buildings and requested anyone else with information on when roofs were put on these buildings, as well as any other pertinent information, please pass it on to John or drop off a note to put in his folder in the office.

Grounds: Bonnie called to owner's attention site 178 is complete and has a large new deck. A reminder that if any member see plants drooping from lack of water, there will be an additional blue & white watering can around the activity building and by the office the green watering can. Also, Frank and Kay Ward has offered to keep plants watered. Bonnie will be gone to visit family for 5-6weeks and appreciated any help in caring for the front area gardens and planters.

The area in front of the Activity building is here being torn up and the patio blocks are on pallets for future use elsewhere. The blocks were a tripping hazard.

Equipment: Tommy reported that all of the golf cart and campers have been paid for and taken.

Rules and Regulations: If any owner has a suggestion for Rules and Regulations please submit them in writing, signed, dated and with your U#, to Aileen Connor or to the office. The office will place them in the proper Board folder. Suggestions will be presented to the Board for consideration.

She has proposed a list of pet rules which has been tabled for further consideration.

Owner Relations: Are portable fire pits allowed? - Rules and regulations state where we can have fires.

Recommendations:

Table the new pet rules for further study.

A multiyear plan for the resort which Dave will work on.

A mission statement which John will work on.

Gary will study Roofing costs and gutter systems for our Buildings.

Regarding staying open for the full 12 months each year, further

Study will be done to find actual costs vs benefits and legal

Ramifications that may affect out Not For Profit status.

This study is ongoing and will continue. There continues to be Interest.

Owner Suggestions and Comments: There is a request for additional handicap golf cart parking.

Adjourn: Motion 6 at 12:15

Bonnie Jordan
Secretary

David F. Jones
President



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OPENING/ CLOSING STANDARD POLICY JUNE 19, 2015

1. Area 2,3,4,6 and the tent area will close November 1st leaving area 1 and 5 open until January 2nd each year to minimize cost.
2. The first Tuesday after Labor Day close the upper pool and winterize pool and winterize pool and pump house. Remove salt cell to keep from freezing and drain water line under wooden deck.
3. The second Tuesday of September, turn heater off the lower pool leaving the lower pool open until the last Friday of September.
4. Both pools to be open and heat on the lower pool Monday before Memorial Day.
5. Maintenance, by second Monday of October cover all bath houses natural vents, check all electric heater in bath houses for proper operation.
6. Housekeeping November 1st, start deep cleaning rental units in the area that will be closed, Maintenance will winterize all rental units and bathhouses as they are finished being deep cleaned. All rentals will be de-winterized before being rented.
7. Maintenance December 1st shut down wells that will not be needed. Drain the water system. Make sure the heat lamps are working at the well houses.
8. Designate January 2nd as closing the entire park date.
9. Area 1 and 5 to open the first day of March and the remainder of the Resort open March 15th.

Author: David Stover