

**Unicoi Springs Camp Resort
Board of Directors Meeting
Regular Closed Board Meeting Minutes
September 19, 2015**

Board Members in Attendance:

David Stover - President

John Gaines – Vice President

Beth Cruz - Treasurer

Bonnie Jordan - Secretary

Aileen Connor and Gary Bryan

Absent – Tommy Walker

Regular Board meeting called to order by David Stover at 9:00 AM.

Motions Follow:

- 1.) Motion to approve Closed Meeting Agenda as presented :
Motion made by Beth Secoded by Bonnie Jordan
Yeas – David, Beth, Bonnie, Gary, Aileen and John Nays - none Absent - Tommy
Motion Passed
- 2.) Motion to approve (August 22 Regular) minutes as presented:
Motion made by Beth Cruz Secoded by Aileen Connor
Yeas – David, Beth, Bonnie, John and Aileen Abstain - Gary Absent – Tommy Nays - none
Motion Passed
- 3.) Motion to accept the Annual Meeting Agenda with changes:
Motion made by Aileen Connor Secoded by Gary Bryan
Yeas – David, John, Beth, Bonnie, Aileen and Gary Nays – None Absent - Tommy
Motion Passed
- 4.) Motion to approve Blossman at \$0.999 (per gallon) for a year till 8/31/16.
Motion made by Beth Cruz Secoded by Aileen Connor
Yeas- David, Beth, Gary, Bonnie and Aileen Nays – John Absent – Tommy
Motion Passed
- 5.) Motion to approve Gunby Communications to install and Maintenance Wi-Fi
throughout Resort at a cost of \$20,763.69 to provide a lists of other costs from other
companies. Fund this project using Certus Bank money market account and capture in
2016 Capital Improvements. To be completed by March 1st.
Motion made by Beth Cruz Secoded by David Stover
Yeas – David, Beth, Gary, Bonnie and Aileen Nays – John Absent – Tommy
Motion Passed

6.) Motion to Adjourn at 12:22

Motion made by Gary Bryan Motion seconded by Beth Cruz
Yeas – David, Beth, Gary, John, Bonnie and Aileen Absent - Tommy
Motion Passed

Business Manager Report– Joyce Tallman:

Maintenance Fees collected as of August 31, 2015 \$890,301.90
Maintenance Fees collected as of August 31, 2014 \$829,843.02

Owners paid as of August 31, 2015 2182
Owners paid as of August 31, 2014 2215

There are 45 owners that have not paid their 2015 maintenance fees.

There are 5 owners on a waiting list for RV storage.

There are 4 golf cart spots available.

There are 267 ownerships for sale.

Question from Joyce Tallman: Is the Board open to having our Annual Christmas Party on the Thursday before the November Board meeting (11/19)? Yes

Questions regarding winter opening:

Will the office be open on the weekends and reservations taken on Saturday and Sunday? YES

Will housekeeping be required to work the weekends? YES

Will Maintenance be working on the weekend? YES

Will the Activity Building, Clubhouse and Laundry be available to those staying?

Yes-- but close the Clubhouse in Jan for deep cleaning and inventory. Close the Activity in Feb for deep cleaning and inventory. In addition the Laundry use will have to be shared with our Cleaning Staff. Days and times will be posted.

Will there be winter golf cart storage and RV storage this year? YES

Where will the storage be? ---- Steve will decide.

Maintenance Manager Report – Steve Tallman:

Work completed by Maintenance personnel from 8/16/15 thru 9/16/15

Park improvement work:

- Put new siding on back wall of laundry
- Cut dead trees around park
- Worked on park cleanup
- Mowed back fields
- Mowed and sprayed weeds

Administration:

- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings as a result of fixing several water leaks under road, water usage is down.
- Sent in monthly well reports.
- Fixed leak in clubhouse roof.
- Mulched lower pool.
- Put new TVs in #231 & 67.
- Shut down and winterized upper pool.
- Moved 408 Campers.
- Cleaned gutters on buildings and cabins.
- Sent quarterly water sample to State.
- Repaired or replaced numerous lights throughout the park.
- Repaired or replaced numerous spigots throughout the park.

Project work:

- Completed site upgrade on #24.
- Helped with front entrance.
- Built wooden borders around trees beside office.

Treasurer's Report – Beth Cruz:

- Reviewed and audited check ledgers thru August.
- Reviewed Payable Invoices thru August and part of September.
- A financial statement is available in the office to all owners.
- Joyce got price proposals for LP Gas. See Motion 4.
- The Finance Committee met on September 9th, 2015. The next meeting will be September 23, 2015 at 10:30 AM in activity building.

- Joley Mixon met with a few directors on Thursday, September 18, 2015 to review 2014 Annual Audit. She then presented the audit to the entire Board on Saturday, September 19, 2015 at 11:00 AM. She then presented the audit to the owners at the Annual Owner's Meeting.

A handwritten signature in cursive script that reads "Bonnie Jordan". The signature is written in black ink and is positioned above the printed name and title.

Bonnie Jordan
Secretary

Unicoi Springs Camp Resort

Owners Meeting

September 19, 2015

Call to order at 1:01

Prayer led by Selma Adams

Introduction of Auditor Joely Mixon by David Stover

Auditor's Report by Joely Mixon: She reminded us that we have no debts and that we have been making capital improvements out of our incoming funds, which is excellent. She suggested that moving money from a CD would allow us to make some extra updates to our amenities and not strain us financially. Additionally, the dollar value of our assets needs to be redone and Joely will assist when needed to bring us current. No questions were asked.

Welcome: Our Board President, David Stover welcomed all owners to the annual meeting. He spoke briefly about the Membership sale for the following week. If members had family or friends that they would like to give a sale postcard to, there were extras in the office. He said we have had excellent response and expect to make quite a few sales. He knew of 4 already, with many more interested.

David announced that Director Tommy Walker would not attend the meeting due to the death of Sandra Walker and Bobbie Lanier's sister.

Directors Reports:

Treasurer's Report by Beth Cruz: Beth discussed the amenity list that owners were sent to fill out last year. Using the notes members made about the condition of many of the amenities and the multiple requests for Wi-Fi, she also said that we need to use some CD money to make repairs on amenities we have

talked about repairing for a number of years. We need our owners to support our Board's decision.

Beth also announced that the Board voted to go ahead with having Wi-Fi installed by Gunby Communications for use throughout the Resort and that it will be a secure system.

Activities by David Stover: David thanked all the volunteers that have assisted in all the activities this past year. They included numerous holiday fun, meals, gardening, ice cream and so much more. Ticket sales or signups required for some events including smoked ribs by our "Pitmasters" on Thursday and a fish fry on Friday of this past week. The money earned from these and other meals are to pay for the side curtains to go around the smoker/grill area, as well as to remove the small walls in the Activity building and put in a support beam. It's a good use of the money and a bonus when we don't have to pay out of our regular budget.

Buildings by John Gaines: John discussed the chart he is making up regarding the age of our Buildings and specifically the age of the roofs. He suggested that the Board look at setting up a schedule for roof replacements and also the costs of shingles vs metal. A couple of owners were able to recall when a couple of our more recent buildings were built. Those roofs are considerably newer. Otherwise our buildings are in need of several small repairs that are easy fixes. We were also reminded that the boring bees need to be frequently treated against.

By Laws by Bonnie Jordan: Bonnie thanked all who worked on the By Law committee and all who supported our work by voting for to approve it. There will still be some changes as we work on the Covenants.

Covenants Committee by Bonnie Jordan: Bonnie announced that Kathy Davis is the Chairman and Bonnie is Vice Chairman. Due to the critical health problems of her husband, Jerald, she is unable to be here so Bonnie will hold the meetings until further notice. We plan on setting up a blog specifically for information and input by owners concerning the Covenants only. It will be announced once it is up and running. This process will take a couple of years and at this time is nearly 33 years old.

Grounds by Bonnie Jordan: Bonnie reminded owners about the many updated sites completed this year including 6 worked on this summer. We are stopping

further updates for the time being and the Maintenance men have been turning their focus to cleaning up the grounds and making repairs. She also thanked all the members that have pitched in watering and feeding plants, as well as weeding.

Rules and Regulations by Aileen Connor: Aileen reminded owners that the newest edition of the Rules and Regulations will come out January 1. Please take a few minutes to read them. It's a good review and there are a few changes.

Chapel Report by Rev. William Frisk presented by Thelma Adams: The Chapel has had quite a few wonderful Christian singers come and perform. We continue to have members of the Northeast Georgia Ministerial Association come and offer summer Bible school for the children in the mornings, Monday through Fridays in the months of June and July.

David Stover, Aileen Connor and Gary Bryan's term of office has ended. David thanked Gary and Aileen for their work on the Board of Directors. He gave them and himself a chance to speak.

Aileen Connor said she has driven 50,000 miles through the years to attend Board of Director meetings and support Unicoi Springs Camp Resort. She spent years as a Director, filling numerous positions including President. We appreciate her filling in the remainder of Ricky Carter's term.

Gary Bryan spoke about the good times and occasionally butting heads with some. How important forgiveness is and if you ask God, He will forgive. Gary, also spoke about some of the accomplishments during his time on the Board, including his time as President of the Board of Directors.

David Stover reminded us about how close we came to having to close down when part of our system shut down at the end of the lake. With worn out pumps, he got down and dirty in the mess, had the sewage pumped, found a new set up, that was cheaper than expected, to replace the old pumps and the odor problem is gone. We still have to finish replacing some areas of the sewer system. He has been with us through some challenging times and also some truly fun times but everything has been tempered with love. He thanked us for all our support this past year.

The following were the Gift Certificate Door prize winners:

Theresa Mapp	U650	\$ 50.00
Brenda Ramey	U520	\$ 75.00
Janice Englert	U364	\$100.00

There were many Comments. They ranged from owners shouldn't have to use their days when renting a camper/cabin so family or friends can visit; we need more cameras upstairs in the Clubhouse; people want to have longer stays on their sites (28 days); 3 days out isn't enough; we need more covered golf cart storage; a reminder that children cannot drive a golf cart if they don't have a driver's license; Kids can participate in "adult" activities as long as accompanied by an adult (it's the law.. no age discrimination); and the new rental campers are appreciated which has brought our usage up noticeably.

There were also a lot of Questions, including: how will we handle keeping the Resort open this winter and how will we pay for the additional costs – closing upper areas, many costs are already year round and we plan on capturing the average costs per site for the electric. It all will be part of the 2016 budget and results will be in our newsletter. Could owners planning on staying this winter donate to the Resort what they might pay to stay elsewhere – yes anytime owners can donate to the Resort. Why can't Maintenance have a spotter at the top of the hill in area 6 when coming up the wrong way to move a camper to certain area 6 sites- people should be aware that Maintenance has to come up the hill above the tent sites to place campers on certain sites. There are signs around the resort to show owners which way they must go to get on certain sites. All of us need to be cautious. How can we do tournaments if kids have to be included- as long as they have an adult in attendance, they can play. Does this include line dancing and water aerobics- yes but they must be doing what the activity is.

Part way into the discussions and questions, Tom J reminded us that in an effort to get the meeting going, we failed to say The Pledge of Allegiance. We promptly thanked him and proceeded to say it in unison.

Discussions were good and questions were answered.

David thanked Forest and Kathy Rice for "stuffing" the ballots and corrected himself with "putting the ballots together". He thanked Pat Carver for heading the Election Committee for a number of years. David then announced that Ken Loudermilk is now heading the committee.

Ken asked committee members to stand as he said their names, after which he announced the voting results:

746 Votes, 39 were out for a variety of reasons including 2 without votes and 2 included deeds.

Bob Harber	190 votes
Michael Bowman	219 votes
Arlon Maddox	499 votes
Frank Ward	544 votes
David Stover	630 votes

The Owners meeting adjourned.

Respectfully,



Bonnie Jordan
Secretary

**Unicoi Springs Camp Resort
Board of Directors Meeting
Afternoon Closed Board Meeting Minutes
September 19, 2015**

Board Members in Attendance:

David Stover, John Gaines, Beth Cruz, Bonnie Jordan,
Arlon Maddox and Frank Ward

Absent – Tommy Walker

Closed Board meeting called to order by David Stover at 3:01 PM.

Motions Follow:

1.) Motion to Nominate David Stover for President:

Motion made by Beth Cruz Seconded by Frank Ward

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

Motion Passed

To nominate Arlon Maddox for Vice President:

Made by Beth Cruz Seconded by Frank Ward

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

To nominate Bonnie Jordan for Secretary:

Made by Beth Cruz Seconded by Arlon Maddox

Yeas – David, Beth, John, Arlon, Frank and Bonnie Nays – None Absent – Tommy

To nominate Beth Cruz for Treasurer:

Made by Arlon Maddox Seconded by Bonnie Jordan

Yeas – David, Beth, Bonnie, John, Frank, and Arlon Nays – None Absent - Tommy

All were voted and approved

2.) Motion to Adjourn :

Motion made by John Gaines Seconded by Arlon Maddox

Motion Passed

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



Bonnie Jordan
Secretary