

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
August 16, 2019**

Meeting called to order at 9am

In attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
George Petty, Tommy Walker and Vern Stearns

Prayer and Pledge of Allegiance

Motion to approve the Agenda for August 16, 2019 for BOD Meeting
Made by George Petty Seconded by Tommy Walker Motion Approved

Motion to approve the Minutes of the July 19,2019 BOD Meeting as written.
Made by Tommy Walker Seconded by Thurman Carpenter Motion Approved

Treasurer's Report by Doug Jackson

Reviewed and audited check ledgers and cash summary for August 2019.

Reviewed Payable receipts.

The bank balance in investment account is \$218,125.40 as of August 31, 2019. Transferred \$100,000 to payroll and operations account. The balance in the Payroll account is \$27,682.10. We transferred \$40,000 from investment into this account.

The balance in Operations amount is \$6,679.12. We transferred \$60,000 into this account from the investment account.

Southern Bank & Trust earned \$524.28 with a balance of \$156,907.02.

The Rabun County Bank has a balance of \$77,221.21. This is the camper/vehicle replacement fund.

Joely Mixon has started our annual audit for 2018. The Executive Board will meet with the auditor about a week before our September Board meeting. Joely will present audit to the entire Board at our September Board meeting and to the owners at the annual meeting.

LP Gas contract was renewed as of August 31, 2019 with Blossman Gas.

Renewed 2 CDs at Mt. Valley Bank for 2.50% for 18 months.

Business Manager's Report by Joyce Tallman

Maintenance Fees collected as of July 31, 2019 \$958,067.20

Maintenance Fees collected as of July 31, 2018 \$870,970.41

There are 26 accounts that owe for the 2019 maintenance fees.

There are 11 accounts that owe the 2nd portion of the 2019 maintenance fees.

There are 22 RV spots available and 3 Golf cart spots available for storage.

Footnote: There are 392 ownerships for sale

Maintenance Report by Tim Copp

Tim is working and unavailable. Started repairs to sites 167-169. George has the culvert prices and David will clarify specs.

Activities by David Stover

Labor Day Weekend Hamburgers and Hotdogs are available.

Amenities by Vern Stearns

Need to clean shuffle board court, patch lower pool with hydraulic cement.

A lot of equipment is being taken out and not brought back. Need some kind of checkout to be sure equipment is brought back. Need a sign "No climbing on rocks".

Buildings by Thurman Carpenter

No money spent. Need to replace some light bulbs. "We lost a gutter during the storm. We replaced a heat pump in cabin 41. Lost motor and control panel in lower pool house due to lightning. We have not sold enough memberships to renovate bathhouses.

By-Laws/Covenants by Kathy Carpenter

Kathy reports that we are waiting on answers from the attorney. There is a meeting next week. The present Attorney charged us \$1000 for ballot verification. Attorney fees and mailing fees are not on budget. President suggests they be put on 2020 budget.

Dead Deeds

136 deeds returned, 88 of those have been dead for 5 years or more. 121 are promising to return deeds. 12 deeds are back but haven't gone to the courthouse yet. 4 accounts have been paid in full, 3 are paying 100-150 per month. 11 accounts will go into dead deeds at the end of this year.

Finance Report by Nancy Stearns

Finance Committee and Joyce met with the Accountant to work on chart of accounts and get it cleared up.

Recommendations: 1. POS system for accounting 2. Reservation program

Finances are better than last year. The \$1 has put us back some.

Hopefully Budget process will be streamlined for the 2020 budget.

Equipment

Acquired another tractor with bush hog and extra accessories for \$2500.

Unfortunately low maintenance staff has caused our landscaping to suffer. Proposal was made to hire another professional service for front area and clubhouse.

Hire day help to do cleanup not to exceed budgeted amount of \$3500.00 for Day labor.

Motion Doug 2nd George. Motion approved

To seek out someone to keep the front entrance and around the clubhouse planted with seasonal flowers and to trim bushes and weed. Motion Doug 2nd George Motion approved

Owner Relations by George Petty

1 letter received not responded to yet but I will.

Short/Long term plans

David has a list of winter projects. 167-169 all wooden decks will be replaced with concrete. \$2000 for concrete. Also do water drains in the area to control water run-off.

Winter projects are Sites 4, 6, 18, 20 and 44 also have wooden decks to make concrete.

George suggests we make them 50 amp instead of 30 amp with a budget of \$10,000.00. These projects to begin as soon as time is available. Motion made by David 2nd by Doug. Motion approved

WIFI

In park today to install new tower at no cost to the park.

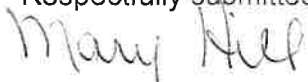
Sewer/Water

Do need to address pressure switches.

New maintenance worker leaving and must be cleared by Maintenance Manager before receiving last paycheck.

Motion to adjourn at 11 by Tommy Walker 2nd by Doug Jackson Motion approved

Respectfully submitted,



Mary Hill, Secretary