

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
Friday July 19, 2019**

Meeting called to order at 9 am

In attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
Mary Hill, Secretary (absent)
George Petty and Tommy Walker

Prayer and Pledge of Allegiance

(1) Motion to approve the Agenda for July-19, 2019 for BOD and Executive Meetings
Made by Tommy Walker, Seconded by Vern Stearns Motion Approved

(2) Motion to approve the Minutes of the June 21, 2019 BOD Meeting as written.
Made by George Petty, Seconded by Tommy Walker Motion Approved

(3) Motion to approve June 21, 2019 BOD Executive 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 June.

Reviewed payable receipts.

The bank balance is available in the office.

(4) Motion to renew the two current CD's that will mature at the Entegra Bank for \$104,500 and \$100,000 to transfer them to Mountain Valley Bank at 2.50% for 14 months. Motion made by Vern Stearns, Seconded by Thurman Carpenter Motion Approved

Business Manager's Report by Joyce Tallman given by Doug Jackson

See Office Managers and Treasurer Report in Office.

There are 21 RV storage spots available and 4 golf cart spots available for rent.

Dead Deeds Committee report given by Kathy Carpenter:

Total Number of Hours Worked on the Dead Deeds Project: 2221

As of July 16, 2019, the Dead Deeds data was shared with shared with the Board.

Report from Joyce and Dead Deed Committee:

There are 67 accounts that have not paid as of June 30th the 2019 maintenance fees.

There are 13 accounts that have not paid the 2nd portion of 2019 maintenance fees.

Activities by David Stover

Upcoming Labor Day celebration, many volunteers are needed.

By-laws and Covenants by Vicki Petty

The Covenants Committee has been diligently working on updating the Covenants. We have reviewed the Declaration and made changes twice. Currently, we are at the point of having multiple questions answered by our attorney and will keep you updated on our progress.

Landscape by George Petty

Owner Relations by George Petty

Camp surveys are discussed. 1 letter with speeding in resort. letters with responses and working Employee working after hours form is in the office

Grounds by David Stover

Sites are being evaluated for replacement.

WIFI rep came July 19, 2019 to replace a cable at activity building

Storage by Tommy Walker

There are spots available in both.

Old Business: three extra new poles for the WI-FI. (Dog run, with night light) lacy curtain, 266

(5) **Motion to send a Ballot for Proposed Special Assessment** not to exceed \$168 per year to be paid in the amount of \$1.00 per day per reservation made by an owner at the time of Owner makes a reservation to use any Camping Site. Instructions and information will be posted in clubhouse, August Newsletter, Unicoi Springs Web-page.

(6) **Motion** to declare the 2019 Board of Director Election to be resolved by the Acclamation Process.

"Roberts Rules of Order", if there in not opposition there is no need for formal vote, the matter is decided by "Acclamation" or by Unanimous Consent. Per Article III, Part A, Section 7 and 8 of the Bylaws

(7) **Motion** to adjourn the meeting at 10:17 am

Made by Thurman Carpenter Seconded by Motion Approved

Respectfully submitted,



David Stover, President



Unicoi Springs Camp Resort

2444 Hwy 356 North
P. O. Box 1105
Helen, GA 30545

Phone: 706-878-2104
Fax: 706-878-1804
www.unicoisprings.com

Motion # 6

Acclamation

Unanimous Consent

I David F. Stover, Unicoi Springs Camp Resort President make a motion to declare the 2019 Board of Directors Election to be resolved by the Acclamation process.

Roberts Rules of Order, if there is not opposition there is no need for a formal vote; the matter is decided by "acclamation" or by "Unanimous Consent"

Per Article III, Part A, Section 7 and 8 of the Bylaws of Unicoi Springs Owners Association, Inc. ("Association"), as amended, the Nomination Process for election to the Board of Directors requires the Board to nominate "any number of qualified individuals, but not less than the number of director to be elected." Additionally, any other Owners wishing to be nominated for election to the Board can submit a written petition (signed by at least 75 Owners) nominating the Owners directly. Nominations are NOT required to be allowed to be made from the floor at the annual meeting. All Owners in the Association have been given an opportunity to nominate themselves or someone else by a posted/published deadline, and if that deadline has passed, and if only TWO (2) people have been nominated for TWO (2) open positions, then the Association should NOT be forced to send out ballots to all 3,000 members of the community. Rather, a letter should be sent to the Owners with the Notice of Annual Meeting stating that the Association only received two (2) nominations to fill the two (2) Board positions on the Board of Directors, and since these positions are uncontested than these two (2) nominees Thurman Carpenter and Rebecca "Becky" Manley will automatically be elected by acclamation (i.e. unanimous consent).

DAVID STOVER –PRESIDENT

THURMAN CARPENTER-VP

ABSTAIN 2lc

DOUG JACKSON-TREASURER

MARY HILL

GEORGE PETTY

TOMMY WALKER

TW

VERN STEARNS