

**Unicoi Springs Camp Resort  
Board of Directors Meeting Minutes  
March 19, 2020**

**Board Members in Attendance:**

David Stover - President  
Thurman Carpenter - Vice President  
Becky Manley - Treasurer  
Mary Hill - Secretary  
Doug Jackson  
George Petty  
Vern Stearns

**Meeting called to order at 8:55 am**

**Prayer** David Stover

Motion to cancel all USCR Special Activities until further notice. This will be reevaluated monthly. Made by David Stover 2nd by Doug Jackson Approved

**Manager's Report** by Joyce Tallman

Maintenance Fees collected as of February 29,2020	\$626,810.82
Maintenance Fees collected as of February 28,2019	\$606,329.80

There are 471 ownerships for sale.  
There are 35 RV storage spots available and 6 golf cart spots available.

**Treasurer's Report** by Becky Manley

Reviewed and audited the check ledgers and cash summary for February 29,2020  
Reviewed Payable Receipts.  
The bank balance in investment account is \$274,614.09 as of February 29,2020. We transferred 200,000 into payroll and operations.  
The bank balance in Payroll is \$21,078.33. \$40, 000 of transfer was to payroll.  
The bank balance in the Operations account is \$14,216.81 and \$160,000 too transfer was to this account.  
\$100,000 was transferred out of Operations to Southern Bank & Trust. We earned \$40.67 YTD with a balance of \$157,235.06.  
Rabun County Bank has a balance of \$77,428.04. This is the camper/vehicle replacement fund.

2020 Work Projects discussed.

Project 1

Lower Pool : Remove loose concrete area, remove all previous sealer with acid, and install new sealer and hydraulic cement.

Project 2

Install new tile around the top of the deck. (In stock)

Project 3

Remove furniture in both rest rooms, clean floor with proper cleaner, Rust-Oleum epoxy shield for floor, car garage floor epoxy. Get pool ready to be inspected in May by White County Health Department.

Project 4

WIFI Remote Cameras

Includes 6 Cameras, 1-2 terabyte computer for monitoring, UPS for PC, Poe's, CAT 5 wire, boxes, and all associated labor.

Project 5  
Underground utility locator/transmitter

Project 6  
Amend Camper, Truck, Rental Trailer Replacement Policy  
Chapel Ramp  
New sidewalk

Project 7  
Electrical update 30 amp to 50 amp. Sites 10,12, 14, 16, 18, 20. Request HEC to survey for a new transformer for electrical breaker panel at site 15 and 17.

We have new Procedural Changes. They will be attached to the minutes.

There will be a meeting with the Managers on April 16th at our work session.

David will be talking with the Election Committee to discuss a new chairman.

Motion to have a mail box here at Unicoi for packages and Unicoi Business.  
Made by Thurman Carpenter                      No 2nd                      Disapproved to be brought back up next month.

Motion to approve the Agenda for March 20,2020 BOD meeting  
Made by George Petty    2nd by Doug Jackson    Approved

Motion to approve February 21,2020 minutes of the BOD with amendment to move Budget from the Executive to General Meeting.  
Made by David Stover    2nd by Mary Hill    Approved

Motion to call into session for motions and cancel March 20,2020 BOD Meeting.  
Made by David Stover    2nd by Doug Jackson    Approved

Motion to adjourn meeting at 11:37 am  
Made by David Stover    2nd by Vern Stearns    Approved

Statement of Work for Joyce Tallman  
To have white van removed by owner or it will be removed.

Work session will be April 16,2020 with Board Meeting to be on April 17,2021.  
May's work session has been changed to May 13,2021.

Respectfully submitted,



Mary Hill, Secretary

**Unicoi Springs Camp Resort  
Board of Directors Special Called Meeting Minutes  
March 26, 2020**

**Called to Order at 2**

**Attending**

David Stover, President  
Thurman Carpenter, Vice President  
Becky Manley, Treasurer  
Mary Hill, Secretary  
Doug Jackson  
George Petty  
Vern Stearns

**Motion 1** To close the clubhouse, activity building and playground until further notice. To include locking up equipment for Putt Putt, shuffleboard, volleyball, holey board and basketball equipment. Basketball court, tennis court and volley ball court can be used with your own equipment.

Made by Mary Hill                      2nd by George Petty                      Approved

**Motion 2** To close all but 2 bathhouses until further notice. #1 and #5 will remain open.  
Made by Mary Hill                      2nd by George Petty                      Approved

**Motion 3** To not use rental campers without 72 hours in between each use.  
Made by Mary Hill                      2nd by Thurman Carpenter                      Approved

**Motion 4** Any reservations made today and forward, if cancelled will not have fees refunded.  
Made by George Petty                      2nd by Doug Jackson                      Approved

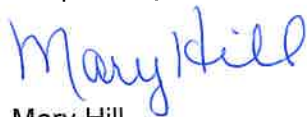
**Motion 5** To put up sign in laundry suggesting no more than 2 people at a time for your safety.  
Made by Vern Stearns                      2nd by Mary Hill                      Approved

**Motion 6** To not take any Coast to Coast reservations until further notice.  
Made by Mary Hill                      2nd by Rebecca Manley                      Approved

**Motion 7** To replace this morning's motions with motions made in meeting.  
Made by George Petty                      2nd by Mary Hill                      Approved

**Motion 8** To adjourn at 4:10  
Made by Thurman Carpenter 2nd by Doug Jackson                      Approved

Respectfully submitted,



Mary Hill

**Unicoi Springs Camp Resort  
Board of Directors Special Called Meeting Minutes  
April 2, 2020**

**Called to Order at 9 am**

**Attending:**

David Stover, President  
Thurman Carpenter, Vice President  
Becky Manley, Treasurer  
Mary Hill, Secretary  
Doug Jackson  
George Petty  
Vern Stearns  
Joyce Tallman, Office Manager  
Tim Copp, Maintenance Manager

**Motion 1** To close rentals and campers coming in from Friday at midnight thru whenever the Governor cancels the Shelter in Place. Any here at this time can stay, due to the Shelter in Place ordered by the Governor.

Made by Mary Hill                      2nd by Doug Jackson                      Approved

**Motion 2** To keep 2 people in the office from Sunday at midnight thru whenever the Governor cancels the Shelter in Place. 7 days a week. Joyce to be in M-F 40 hours This is due to the Shelter in Place ordered by the Governor.

Made by Becky Manley              2nd by George Petty                      Approved

**Motion 3** To keep 3 people in maintenance from Sunday at midnight thru whenever the Governor cancels the Shelter in Place. 5 days a week for 3 and weekends for 2. Due to Governor's order of Shelter in Place. Keep on call in place.

Made by George Petty              2nd by Doug Jackson                      Approved

**Motion 4** To keep 2 housekeepers from Sunday at midnight thru whenever the Governor cancels the Shelter in Place. 7 days a week 1 for 40 hours 1 for 10 hours weekend. If only 1 wants to work, Joyce can adjust. This is due to the Governor's order of Shelter in Place.

Made by Doug Jackson              2nd by Becky Manley                      Approved

**Motion 5** USCR to keep insurance going 80/20% for the next 30 days. We will work with people on this. Due to the Shelter in place ordered by the Governor.

Made by Becky Manley              2nd by George Petty                      Approved

**Motion 6** To have work session on 4-13-20 with the Board Meeting to follow immediately after.

Made by Becky Manley              2nd by Vern Stearns                      Approved

**Motion 7** To adjourn at 11:25 am.

Made by David Stover              2nd by Vern Stearns                      Approved

Respectfully submitted,

  
Mary Hill



**Unicoi Springs Camp Resort  
Board of Directors Special Called Meeting Minutes  
April 9, 2020**

**Called to Order at 9:45 am**

**Attending:**

David Stover, President  
Thurman Carpenter, Vice President  
Becky Manley, Treasurer  
Mary Hill, Secretary by phone  
Doug Jackson  
George Petty  
Vern Stearns

**Motion 1** To open back up the Directive of Governor's order. No amenities are open.  
Made by George Petty                      2nd by Doug Jackson                      Approve

The shelter in place members who are here will continue to stay if needed, but time will still come off annual membership.

Respectfully submitted,

  
Mary Hill