

Unicoi Springs Camp Resort  
Board of Directors meeting Minutes  
June 20, 2020

Called to order by David Stover at 9:00 am

Prayer by Thurman Carpenter

Pledge of Allegiance by David Stover

All Directors present but Doug Jackson (moving camper came in 10:00am)

Mary Hill was absent but attended June 17, 2020 work session.

Motion # 1 To approve the Agenda for June 20, 2020 BOD Meeting. Add 12A. parking issues  
across from site #274    Made by David Stover                      2<sup>nd</sup> Thurman Carpenter                      Approved

Motion # 2 To accept May 15, 2020 BOD Meeting Minutes as written.  
    Made George Petty                      2<sup>nd</sup> RB Manley                      Approved

Motion # 3 To go back to Comp Stays effective June 20, 2020  
    Made by George Petty                      2<sup>nd</sup> Mary Hill                      Approved 6-16-20 work session

Motion # 4 to offer incentive to selected (3) maintenance employees to take and pass the State  
of Georgia Pool Operators License Test (5 year certification) and receive a 25 cent  
increase in pay.

Motion # 5 to allow Tim Copp to hire a person to make a full staff.  
    Motion by Mary Hill                      Second by Doug Jackson                      Approved 6-16-20 work session

Motion #6 For the remainder of the year, the price to sell membership to be \$4,500  
    Motion by David Stover                      Second by Thurman Carpenter                      6-20-20 approved

Business Manager's Report:

Maintenance Fees collected as of May 31<sup>st</sup>, 2020                      \$936,000.47

Maintenance Fees collected as of May 31<sup>st</sup>, 2019                      \$932,182.03

As of June 16<sup>th</sup>, 2020

There are 34 accounts that have not paid the 1<sup>st</sup>, portion of the 2020 maintenance fees.

There are 20 accounts that have not paid the 2<sup>nd</sup>, portion of the 2020 maintenance fees.

There are 36 RV storage spots available and no golf cart spots available.

Treasurer Report June 20, 2020

1. Reviewed and audited check ledgers and cash summary for May 31, 2020.
2. Reviewed payable receipts.
3. The bank balance in investment account is \$408,316.06 as of May 29, 2020. We transferred \$60,000 in Operations.

4. The bank balance in Payroll is \$72,708.70
5. The bank balance in Operations account is 14,829.75 and \$60,000 was transferred to this account.
6. Pinnacle Bank formerly Southern Bank and Trust earned \$219.73 YTD with a balance of \$157,373.38.
7. Rabun County Bank with a balance of \$54, 934.48.
8. This is the camper/vehicle replacement funds.

Maintenance Report:

Need to repair floor is Site #125 rental, need new roof on #125 rental, Need New Air Conditioner on #135 . Stained Activity Storage building, need to install culvert pipe behind bath house #1. Ordering two new Washing Machines for Laundry.

Covenants; Discussing with Attorney in Clarkesville on working on our Covenants with our Covenants Committee. Kathy Carpenter chairperson

Collections/Dead Deeds: Office is now making phone calls.

Owner Relations: There where three letter or emails from owners. One verbal request to study the parking situation between vehicles and golf carts parking near LP Tank Parking Lot. One Verbal request to have Townhall meeting to discuss by-laws, Term of Office.

WiFi: Covid 19 is keeping them from coming out. They are supposed to be here soon.

Motion to adjourn for Executive meeting.

Respectfully Submitted ,



David Stover for Mary Hill

**Unicoi Springs Camp Resort  
Board of Directors Meeting Minutes  
May 15, 2020**

**All Directors present**

**Called to order** By David Stover

**Prayer** by Thurman Carpenter

**Pledge of Allegiance** by Doug Jackson

**Welcome**

**Motion from 5-14-20** To accept Randy Frame(David) to fill Vern Stearns seat on the Board of Directors.

Made by David Stover    2nd by Doug Jackson    Approved 6-0

**Motion 1** To approve the Agenda for May 15, 2020, BOD Meeting.

Made by Doug Jackson    2nd by Thurman Carpenter    Approved 7-0

**Motion 2** To accept April 13, 2020, BOD Meeting Minutes as written.

Made by Thurman Carpenter    2nd by Doug Jackson    Approved 7-0

**Motion 3** To accept April 13, 2020, Executive BOD Meeting Minutes as written.

Made by Mary Hill    2nd by Becky Manley    Approved 7-0

**Business Manager's Report**

Maintenance Fees collected as of April 30th, 2020    \$894,447.65

Maintenance Fees collected as of April 30th, 2019    \$899,553.36

**As of May 13th, 2020**

There are 70 accounts who have not paid the 1st portion of the 2020 Maintenance fees.

There are 65 accounts who have not paid the 2nd portion of the 2020 Maintenance fees.

There are 37 storage spots available and 3 Golf Cart spots available for rent.

**Treasurer Report**

I. Reviewed and audited check ledgers and csh summary for April 30, 2020.

II. Reviewed payable receipts.

III. The bank balance in Investment account is \$376,145.05 as of April 30,2020. We transferred 100,000.00 into Payroll and Operations.

IV. The bank balance in the Payroll is 105,366.55. \$40,000 of transfer was to Payroll.

V. The bank balance in the Operations account is \$2316.99 and \$60,000.00 of transfer was to this account.

VI. Southern Bank and Trust earned \$159.59 YTD with a balance of \$157,353.98.

Rabun County Bank has a balance of \$54,917.63. This is the camper/vehicle replacement fund.

**Maintenance Report**

The camper on #58 has been repaired.

The opening of the pool has been put on hold due to Covid 19. Inspectors have been furloughed and are expected to be back in the office on Monday. There is a backlog on inspections but, we are on the list.

**Buildings**

Trees have ben cut by bathhouse #1. This was due to possibility that trees could come down on it and cause major damage.

**Bylaws/Covenants** We are still waiting on Lawyer's response. Covid 19 is holding getting answers on this.

**Collections/Dead Deeds** Office is now making phone calls.

**Owner Relations** There 4 letters or emails from owners. One of which required a motion.

**Motion 4** To put on ballot to remove the following statement: *A member of the board if re-elected, may serve a maximum of two consecutive terms and must be off the board for two years before they are eligible for appointment or re-election.*

Made by Thurman Carpenter

2nd by Doug Jackson

Approved 5-1-1

**WIFI** Covid 19 is keeping them from coming out. They are supposed to be here soon.

**Old Business**

Federal Grant Money Application Procedure was discussed. We were approved for the grant and received \$84,200 for our payroll. This is for 8 weeks.

Discussion from owners

**Motion 5** To open Amenities immediately with the exception of the pool.

If there is ANY confirmed outbreak, we will immediately close amenities down again.

*All persons using the resort facilities/amenities do so at their own risk and the USCR Owners Association does not assume any responsibility from the use of the facilities or engaging in any activity at a Unicoi Springs Camp Resort.*

Made by Thurman Carpenter

2nd by Doug Jackson

Approved 6-1

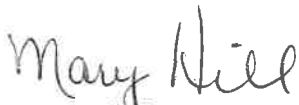
Motion to adjourn

Made by Thurman Carpenter

2nd by Doug Jackson

Approved 7-0

Respectfully submitted,



Mary Hill, Secretary