

UNICOI SPRINGS CAMP RESORT
BOARD OF DIRECTORS
FRIDAY JULY 17, 2020
REGULAR BOARD MEETING MINUTES

Members Present:

David F. Stover – President
Thurman Carpenter – VP
Randy Frame
George Petty
Doug Jackson
Mary Hill – Secretary - (absent)
Becky Manley Treasurer – (Thursday July 16, 2020)

Meeting called to order at 9:00 A.M. by David Stover

Treasurer Report:

- A. Reviewed and Audited check ledgers and cash summary for June 30, 2020
- B. Reviewed payable receipts.
- C. The Bank balance in investment account is \$436,817.98 as of June 30, 2020. We transferred \$60,000 into Operations.
- D. The bank balance in payroll is \$31,841.93
- E. The bank balance in Operations account is \$18,136.45 and \$60,000.00 was transferred to this account.
- F. Pinnacle Bank formerly Southern Bank and Trust earned \$275.15 YTD with a balance of \$154,414.12
- G. Rabun County Bank with the balance of \$54,951.34
This is the camper/vehicle replacement fund.

Business Managers Report:

Maintenance Fees collected as of June 30, 2020	\$953,765.91
Maintenance Fees collected as of June 30, 2019	\$948,381.95

As of July 17th , 2020

There are 13 accounts that owe all of 2020 maintenance fees.

There are 14 accounts that owe the 2nd portion of the 2020 maintenance fees.

There are 29 RV Storage spots available, there are no golf cart spots available.

The Springs Communicator newsletter will be going to the printers on Wednesday July 22, 2020. Please advise Tammy Paul or Joyce Tallman anything that you would like to see in the newsletter.

H. **The Covenants Committee** has reached out to The Carr Law Group to work with us on the Covenants. Spencer Carr has worked with similar covenants and entities such as Unicoi Springs Camp Resort. To handle this project, they will require a \$5,000.00 (in the 2020 Budget for legal fees) non-refundable retainer. They would also require an annual retainer of \$3,000.00 to be paid on January 1st, which would cover future communications and questions for the year 2021, as they come up. Kathy Carpenter, chairperson, Betty Bennett, Rich Wistrom serve on the Covenants Committee. David Stover serves as ex officio member.

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I. Approved a Maintenance request to clean 2 x 2,400 gal. pump station #2 at site 149
BY Freeman Electrical & Pump Service, Inc. 2 x 5,500 gal. pump station #1 at site 309
Iron out water softener additive, Hypochlorite solution Cost \$1,700.26
Covered in grounds budget.

J. Discuss a Suggestion from an owner for the Rules and Regulations Committee pertaining to **Vehicle Parking.** **Rules and Regulations Committee are to research the need for a change.**

1. Motion to approve July 17, 2020 Board **Meeting Agenda**
Motion by Doug Jackson Second by Thurman Carpenter (approved)

2. Motion to approve Saturday June 20, 2020 Board **Meeting Minutes**
Motion by David Stover Second by Doug Jackson (approved)

3. Motion to approve Saturday June 20, 2020 **Executive meeting Minutes**
Motion by David Stover Second by Thurman Carpenter (approved)

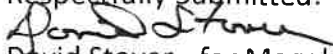
4. Motion to implement by January 1, 2021 a \$5.00 Golf Cart Sticker Fee for proof of Insurance on Golf Cart, U# displayed on Sticker to show ownership, sign a form saying that you acknowledge age requirement to drive the Golf Cart in the Resort.
Motion by David Stover Second by Thurman Carpenter (approved)

5. Motion to open a new account at United Community Bank with the \$11,000.00 dividend CD towards Road Projects. Interest from other CD at Maturity.
Motion by Becky Manley -Thursday work session Second by Doug Jackson (approved)

6. Motion to establish an account for Bathrooms Projects from New Ownership Sold.
Motion by Thurman Carpenter Second by Doug Jackson (approved)

7. Motion to approve suggested portion of the By-Laws, Article 111, Section 2. **Term of Office** is located to be placed on the ballot vote sent out to owners.
Motion by George Petty Second by David Frame (approved)

8. Motion to Adjourn Meeting at 10:35
Motion by David Stover Second by Thurman Carpenter (approved)

Respectfully Submitted:

David Stover - for Mary Hill