

**Unicoi Springs Camp Resort**  
Board of Directors Meeting Minutes  
November 15, 2019

**Board Members in Attendance:**

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

**Meeting Called to order ta 9:00 a.m.**

**Prayer**

**Pledge of Allegiance**

Motion to approve the Agenda for November 15, 2019 BOD meeting. Made by George Petty, 2<sup>nd</sup> by Becky Manley – Approved

Motion to approve the minutes of the October 18, 2019 BOD meeting as written. Made by George Petty, 2<sup>nd</sup> by Becky Manley – Approved

Motion to approve the minutes of the Executive BOD October 18, 2019 as written. Made by George Petty 2<sup>nd</sup> by Thurman Carpenter – Approved

Motion to approve the BOD Election of Officers meeting as written. Made by George Petty, 2<sup>nd</sup> by Becky Manley - Approved

**Manager's Report** by Joyce Tallman

Maintenance Fees collected as of October 31, 2019 - \$963,282.87

Maintenance Fees collected as of October 31, 2018 - \$890,579.10

There are 14 accounts that owe for the 2019 maintenance fees and 7 accounts that have not paid the 2<sup>nd</sup> portion of the 2019 maintenance fees.

There are 27 RV storage spots available and 4 golf cart spots available.  
The 2020 Maintenance fees and newsletter has gone out.

**Treasurer's Report** by Becky Manley

Reviewed and audited the check ledgers and cash summary for October 31, 2019.

Reviewed Payable Receipts.

The bank balance in the investment account is \$61,806.63 as of October 31, 2019. Transferred \$90,000.00 to payroll and operations account.

The bank balance in Payroll is \$13,189.19, \$40,000.00 of transfer was to payroll.

The bank balance in the Operations account is \$9,662.12 and \$50,000.00 of transfer was to this account.

Southern Bank & Trust earned \$761.70 with a balance of \$157,144.55.

Rabun County Bank has a balance of \$77,314.55. This is the camper/vehicle replacement fund.

Need to discuss Capital Improvement Project Budgets for 2020.

**Activities Report**

November 28<sup>th</sup> Thanksgiving – bring side dishes. Christmas will be the same. We're going to have a potato bar in January, and a Valentine's Dinner in February.

**Buildings**

Previous actual amount used for building repair and maintenance in 2018 was \$4,554.08. last 12 months thru September 2019 it was \$2,002.06.

There are multiple things that need to be done to maintain the buildings since a little preventive/cosmetic type maintenance has been done in the past. Therefore, we need to allocate monies this type to maintain the building.

Recommend -	\$5,000 for regular maintenance
	\$2,000 for updating/repairing the maintenance issues on hand
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	\$7,000 Total

In addition, recommend adding to Capital Funds for 1) Repaint inside and redo floors/update Bath house at swimming pool next to Clubhouse - **\$3,000** and 2)Re-roof Bathhouse 1 - **\$3,500**.

**Bylaws**

Waiting for the attorney to get back with us.

**Finance Committee**

Working on the budget.

**Equipment**

Golf Carts need fixing...put in budget.

**Gardening**

Heather helped George and crew with the front areas.

**Technology**

Extender on 314 to be tweaked. Cameras to be installed in 2020 at camper storage, golf cart storage and trailer storage. Add to 2020 budget

**Water/Sewer**

Mike from North Georgia Environmental with price of \$14,000 installed. Need to check with 3 other and add to 2020 budget

Dump Truck money to be taken out of Equipment budget

Chapel walkway to be a shared cost.

To meet on December 4, 2019 at 8:30 a.m. for budget approval

Motion to approve Building Budget Proposal from Thurman Carpenter – to be done during 2020 year.

Motion to approve the recommended \$3,000 now for swimming pool bathhouse floors. Made by David Stover, 2<sup>nd</sup> by Becky Manley – Approved

Motion for approved budget for transmitter locator for \$3,172.55 to be purchased in the 2020 year from the equipment budget. Made by George Petty, 2<sup>nd</sup> by Mary Hill – Approved

Motion to take money for Dump Truck out of equipment and not camper replacement. The vote for the dump truck was done by electronic vote and was unanimous. Made by George Petty, 2<sup>nd</sup> by Vern Stearns – Approved

Motion to go with Sure Point IT Solutions for our computers and services for 2020. Made by Mary Hill, 2<sup>nd</sup> by Becky Manley – Approved

Motion to share 50/50 cost with the Chapel on ramp in to the Chapel. Made by David Stover, 2<sup>nd</sup> by George Petty – Approved

Motion to adjourn meeting at 11:40 a.m. Made by Mary Hill, 2<sup>nd</sup> by David Stover – Approved

Respectfully submitted,



Mary Hill, Secretary