

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
October 18, 2019**

Board Members in Attendance:

David Stover - President
Thurman Carpenter - Vice President
Mary Hill - Secretary
George Petty

Meeting called to order by David Stover at 9:00am
Opening Prayer Thurman Carpenter

Motion to approve the Agenda for October BOD meeting. Made by Mary Hill
2nd by Thurman Carpenter Approved

Motion to approve the minutes of the September 20, 2019 BOD meeting as written.
Made by George Petty 2nd by Thurman Carpenter Approved

Motion to approve the minutes of the Annual Meeting September 21, 2019 as written.
Made by George Petty 2nd by Thurman Carpenter Approved

Motion to approve the BOD Election of Officers meeting as written.
Made by Thurman Carpenter 2nd by George Petty Approved

Manager's Report by Joyce Tallman

Maintenance Fees collected as of September 20, 2019	\$961,879.39
Maintenance Fees collected as of September 20, 2018	\$886,435.08

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

There are 26 RV storage spots available and 5 golf cart spots available.

The newsletter will go to printers on November 4th, please provide anything you would like to see in the newsletter.

Treasurer's Report by Becky Manley

Reviewed and audited the check ledgers and cash summary for September 30, 2019.
Reviewed Payable Receipts.

The bank balance in investment account is \$91,892.97 as of September 30, 2019. Transferred 110,000 to payroll and operations account.

The bank balance in Payroll is \$11,319.25. We transferred \$40,000 from investment to this account.

The bank balance in the Operations account is \$26,610.41 We transferred \$70,000 to this account from investment account.

Southern Bank & Trust earned \$681.66 with a balance of \$157,064.40.
Rabun County Bank has a balance of \$77,281.20. This is the camper/vehicle replacement fund.

Activities Report by David Stover

Craft Sale is October 19th.
Halloween Saturday will be October 26th.
Thanksgiving Dinner will be November 9th.

Buildings

2 of the bathhouses need new roofs.

Covenants by Kathy Carpenter

There will be a Town Hall Meeting on Friday October 25th from 3:00 to 4:30
Anyone can send questions or comments to covenants@UnicoiSprings.com

Equipment by Hopefully ready for the winter season. Water pump and pipe replaced by site 165.

Landscape by George Petty

Have only received 1 bid so far.

Owner Relations by George Petty

1 letter has come in 2 not responded to.

Camper and Golf Cart Storage

More electric spots have been requested for the golf carts.
Temp storage had 2 refrigerators where the food spoiled. People need to make sure their AC units are off and the only thing on is the refrigerator.

Grounds

A new sewer casket is needed at bathhouse 5. It will cost approximately \$14,000.
Terry Phillips has been fixing lights at the sites around the park.

Motion As fo November 1, 2019, there will be no more refunds on contract storage for Campers, golf carts and box/utility/golf cart trailers.

Motion to amend the Employee Handbook. Evaluations will be done for 30, 60 & 80 days on new hires. Made by Becky Manley 2nd by David Stover Approved

Motion to adopt the updated Corporate Resolution of: Becky Manley Treasurer, Dvid Stover President, Mary Hill Secretary, Thurman Carpenter Vice President and Joyce Tallman Business Manager. Made by Becky Manley 2nd by George Petty Approved

Motion to purchase 3 rental campers.

Made by David Stover 2nd by George Petty Approved

Motion to accept proposal from Interstate Telecommunications to add more wii to cover 300s and near water tower and some tent sites for \$675.

Made by George Petty 2nd by David Stover Approved

Motion to keep maintenance fees for 2020 at \$450.00
Made by David Stover 2nd by George Petty Approved
Motion to adopt dates for next years BOD meetings.

February 21, 2020
March 20, 2020
April 17, 2020
May 15, 2020
June 20, 2020

July 17, 2020
August 21, 2020
September 19, 2020
October 16, 2020
November 20, 2020

Statement of work

- 1 Put a sign up in the office stating that there is storage available for campers and golf carts.
- 2 Get the sign that was donated by the Dunfords put up where it is visible.
- 3 Joyce to get everything ready for the camper show.
- 4 Move storage utility/box/golfcart trailers up to maintenance area.
- 5 Have Joyce add dead deeds and all who still owe from last 5 years on each months report.

New business

2 & 5 year plan

Roads, buildings and sites need updating Need to work on which ones in which order.

Technology and WIFI by George Petty

Wifi is now under Wifi 5 and Wifi5G

New Business

We have added 2 new employees.

We tried to use a Temp Service for some of our workers. The contract wasn't feasible.

Owner questions and comments

Jeanne- why are concerns not being read at the meeting? It could cause problems for the owners from other owners.

People came in September and the rules were not being followed ie clutter and towels being hung out everywhere.

Unattended campers- how are they being handled? The guard checks on them, but some people work different shifts so it looks like they're not there. Some campsites don't have room for the car to park on so therefore it looks like they're not there.

Ginny- 1- skateboards being used. 2- camper was mishandled who does she report it to? The office so they can tell who was driving that day.

Joe S(new owner)-On covenants & new computer system, will there be online reservations? We are checking it out but there are some IT issues to work out yet.

Bobby W- \$1 a day complaint. Doesn't understand why we have it, It has cut down on the cancellations that we were having. Maybe the name should be changed, instead of reservation fee to Cancellation fee.

Motion to adjourn the BOD meeting at 10:50am
Made by Thurman Carpenter 2nd by George Petty Approved

Respectfully submitted,

Mary Hill

Mary Hill, Secretary