

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

Board Members present for Part 1

David Stover Thurman Carpenter Mary Hill David Frame
Doug Jackson George Petty

Meeting with Mixon, Mixon, Browning & Tench

Went over the Financials for yer ending December 31, 2019

Called to order By David Stover

Prayer by David Stover

Pledge of Allegiance by Doug Jackson

Welcome

Motion 1 to approve the minutes of the August 21, 2020 BOD meeting as written.

Made by George Petty 2nd by David Stover Approved

Motion 2 to approve customer agreement with Millennium Satellite and Video Inc. Monies to come out of Capital Outlay for installation \$17,863.62.

Made by Thurman Carpenter 2nd by Doug Jackson Approved

Business Manager's Report

Maintenance Fees collected as of August 31st, 2020 \$963,859.02

Maintenance Fees collected as of August 31st, 2019 \$959,309.29

As of September 15th, 2020

There are 8 accounts that owe for 2020 maintenance fees

There are 3 accounts that owe the 2nd portion of the 2020 maintenance fees

There are 20 RV Storage spots available and 3 golf cart spots available.

We are diligently working on delinquent accounts.

Treasurer Report

- I. Reviewed and audited check ledgers and csh summary fo rAugust 31, 2020.
- II. Reviewed payable receipts.
- III. The bank balance in Investment account is \$377,175.94 as of August 31,2020. We transferred 95,000.00 into Payroll and Operations.
- IV. The bank balance in the Payroll is 10,265.03 and \$20,000 of transfer was to this account.
- V. The bank balance in the Operations account is \$12,987.15 and \$75,000.00 of transfer was to this account.
- VI. Pinnacle Bank, formerly Southern Bank and Trust earned \$375.91 YTD with a balance of \$157,570.30.
- VII. Rabun County Bank has a balance of \$54,989.28. This is the camper/vehicle replacement fund.

Maintenance Manager's Report

There were electrical issues up by the water tanks.

Issues on area 1 & 2 were taken care of. Need to discuss electrical infrastructure.

Sewer pump also went down. Floors in #250 & # 13 have been repaired.

Activities

Labor Day - 250 people were served on Labor Day Weekend.

Halloween - may only be trick or treat.

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Grounds

Need a new proposal for landscape in the front area.

Rentals

Worked on #13, it has some leaks. AC in rental 135.

Rules and Regulations

Changes will go into place on January 1st. You will be reminded in the November newsletter to check on website what is changing.

Covenants

Kathy (absent) met with the attorney. Dead Deeds - will have town hall.
Letters will go to the attorney and we will seek to recover at the Court House steps.

Owner Relations

We received 2 letters that George will respond to.

Technology

The WIFI is here. Its hard to fix problems due to trees and leaves.

Cable TV

We met with the company. We have found out we own the equipment that we have now.

Questions from the audience.

Motion 3 to adjourn the meeting at 10:40 am.

Made by Thurman Carpenter

2nd by George Petty

Approved

Part 2

All board members present and introduced.

Treasurer by Becky Manley

Went over the Auditor's report.

Dead Deeds by Kathy Carpenter

170 deeds have been turned back in. 4 owing ones have been paid in full, 2 are on payment plans. 482 Deeds are now in USCR name. 4 have been sold in the last few months. \$59,000 has been recovered total. Dead deeds will now be sold on the courthouse steps.

Awards were given to Kathy Carpenter and Vicki Petty for all their hard work.

Awards were given to Doug Jackson and George Petty for their service to the Board.

Vote Count

Arlon Maddox 347

Terry Philips 529

Avery Smith 478

ByLaw Change

yea 212

nay 391

Change does not pass

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Motion to adjourn at 2:50pm part 2

Part 3

President David Stover
Vice President Thurman Carpenter
Treasurer Becky Manley
Secretary Avery Smith

Activity Director	David Stover
Amenities Director	Randy Frame
Buildings	Thurman Carpenter
ByLaws/Covenants	Kathy Carpenter
Collection/Dead Deeds	Joyce Tallman
Finance Advisory Committee	Becky Manley
Equipment	Terry Philips
Gardening Clubhouse	David Stover
Owner Relations	Avery Smith
Rules and Regulations	Mary Hill
Safety Director	Thurman Carpenter
Short & Long term Recommendations	David Stover and all Board Members
Technology/Communications/WIFI	Thurman Carpenter
Storage, Camper & Golf Cart	Mary Hill
Water/Sewage	David Stover /Terry Philips
Camper Replacement	Mary Hill

Motion 3-1 to change the amount taken from Trailer/Cabin Rental from 25% to 35% for Vehicle/Camper replacement.

Made by Mary Hill 2nd by Becky Manley Approved

Motion 3-2 to approve attending the Camper Show in January.

Made by David Stover 2nd by Randy Frame Approved

Motion 3-3 to install a mailbox on USCR grounds A sign will be in the office saying all packages will be dropped in the office. Everyone uses this service at their own risk.

Made by Thurman Carpenter 2nd by Becky Manley Approved

Motion 3-4 to adjourn at 4:17pm

Made by Thurman Carpenter 2nd by Mary Hill Approved

Respectfully submitted,

Mary Hill, Secretary