

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
October 15, 2021
Activity Building 9:00am

Board Members Present:

Randy Frame

Thurman Carpenter

Becky Manley

Jeff Nunnally

Yvette Dunford

Absent: Ava Smith / Terry Phillips

Call To Order: Randy Frame

Prayer: Thurman Carpenter

Pledge Of Allegiance: Randy Frame

Welcome: Randy Frame

Motion 1: To Approve Agenda For The Board Of Directors Meeting For October 15,2021

Made by: Becky Manley / **Second by:** Thurman Carpenter / **Yea** 5 / **Nay** 0 / **Abstain** 0

Motion 2: To Approve Minutes From September 18, 2021

Made by: Randy Frame / **Second by:** Jeff Nunnally / **Yea** 5 / **Nay** 0 / **Abstain** 0

Treasurer Report For October 15, 2021 BY Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For September 30, 2021
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$327,794.90 As Of September 30, 2021. We Transferred \$115,000.00 Into Operations And Payroll.
- IV. The Bank Balance In Payroll Is \$31,123.07 And \$55,000.00 Was Transferred To This Account.
- V. The Bank Balance In The Operations Account Is \$14,013.47 and \$60,000.00 Was Transferred To This Account.
- VI. Pinnacle Bank (formerly Southern Bank And Trust) Earned \$137.27YTD With A Balance Of \$157,818.57.
- VII. Rabun County Bank With A Balance Of \$56,354.13, This Is The Camper/Vehicle Replacement Fund.
- VIII. The Bank Balance In The Bathhouse Fund Is \$62,903.00
- IX. The Bank Balance In The Road Improvement Fund Is \$43,353.00

Business Managers Report October 14, 2021 Joyce Tallman / By Becky Manley

Maintenance Fees Collected As Of September 30, 2021 \$940,675.54

Maintenance Fees Collected As Of September 30, 2020 \$965,880.05

Accounts Owed For The Following Years:

2021: 7 Accounts

2021 2 Accounts Owe For 2nd Half

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

2017: 5 Accounts

There Are 44 RV Storage Spots Available

There Are 9 Golf Cart Storage Spots Available

There Are 496 Ownerships That Have Been Deeded Back.

There Are 30 Deeds That Need To Be Titled Searched.

Late Fee Amnesty: Randy Frame Explained

Motion 3: Office To Send Letters Forgiving Late Fees For Those Owing 2017-2020 Dues If Paid In Full Or Set Payment Plan Within 30 Days.

Made By: Randy Frame / **Second By:** Becky Manley / **Yea** 5 / **Nay** 0 / **Abstain** 0

Maintenance Managers Report October 14, 2021 Tim Copp / Randy Frame

Park Work Completed 9/17/2021 – 10/14/2021

Cut Dead Trees / Park Cleanup / Mowed Back Fields / Weed Eat / Sprayed Weeds And Blow Leaves Around The Park. Also Received Long Term Recommendations Report And We Classified Each Line Item By Importance With Tim. Starting Plan Is Close 140's and 150's For Deck Repair and or Replacement and 200-220 For Tree Work.

Introduction Of Committee Heads: Randy Frame (see Attached)

Old Business: Randy Frame

** Thurman Working With Interstate On The Down WIFI Time And New Antenna In The 200 Section.

**Add Security Camera In The Shop Area

** Block Off Driveways To And From The Shop After Hours

**Complaints About TV Not Working Should Be Using RG-6 Cable And 90MH Splitter

New Business: Randy Frame

- **New Director Facebook Page: News, Activities, Photos and Up Coming Events.
- ** Asking In Newsletter For Owner To Update Their Email So If They Rather They Can Receive Communication Above By Email Instead Of Facebook.
- **Highlighted The Ambassador Program To Be Detailed In Later Meetings.
- **Highlighted The Thoughts Of Scheduling Owner / Volunteers For Spring Cleanup Weekends.
- ** Looking into Electronic Voting To Be Joined With Our Mail Voting We Have Now.

Open For Questions By Owners:

1st Question: Question About 90 Reservation Time Frame?

Answer: Had Already Been Discussed With Joyce on October 14,2021 The Software On The Compute Computer Program Is Designed For 60 Days And Can Not Just Change Over , so would require more research from, IT Company.

Motion 4: Change Back To 60 Day Reservation Time Between Days Spent On A Site. (No Longer 90 days)

Made By: Randy Frame / **Second By:** Becky Manley / **Yea** 5 / **Nay** 0 / **Abstain** 0

2nd Question: About Changing Or Upgrading The Cable TV Package?

Answer: We Will Look At What Might Be Available.

3rd Question: About Leaving Any Feasible And Centrally Located Tree Stumps About 4' Out Of Ground For Children's Craft Events This Summer.

Answer: We Will Talk With Maintenance.

Motion 5: To Adjourn

Made By: Becky Manley / **Second By:** Jeff Nunnally / **Yea** 5 / **Nay** 0 / **Abstain** 0


Yvette Dupford
Secretary
Unicoi Springs Camp Resort