

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
November 19, 2021
Activity Building 9:00am

Board Members Present:

Randy Frame

Thurman Carpenter

Becky Manley

Jeff Nunnally

Yvette Dunford

Avery Smith

Absent: Terry Phillips

Call To Order: Thurman Carpenter

Prayer: Jeff Nunnally

Pledge Of Allegiance: Thurman Carpenter

Welcome: Randy Frame

Motion 1: To Approve Agenda For The Board Of Directors Meeting For November 19,2021

Made by: Jeff Nunnally / **Second by:** Becky Manley / **Yea 6 / Nay 0 / Abstain 0**

Motion 2: To Approve Minutes From October 15, 2021

Made by: Avery Smith / **Second by:** Becky Manley / **Yea 6 / Nay 0 / Abstain 0**

Treasurer Report For November 19, 2021 BY Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For October 31, 2021
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$302,074.75 As Of October 31, 2021. We Transferred \$80,000.00 Into Operations And Payroll.
- IV. The Bank Balance In Payroll Is \$3,574.99 And \$20,000.00 Was Transferred To This Account.
- V. The Bank Balance In The Operations Account Is \$13,848.84 and \$60,000.00 Was Transferred To This Account.
- VI. Pinnacle Bank (formerly Southern Bank And Trust) With A Balance Of \$157,828.95.
- VII. Rabun County Bank With A Balance Of \$56,356.29, 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 October 31, 2021 \$941,672.82

Maintenance Fees Collected As Of October 31, 2020 \$966,880.05

The 2022 Newsletter and Annual Maintenance Fees have gone out.

Accounts Owed For The Following Years:

2021: 8 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 58 RV Storage Spots Available

There Are 11 Golf Cart Storage Spots Available

Maintenance Managers Report November 19, 2021 Tim Coop / By Thurman Carpenter

Close 140's and 150's for Deck Repair (2) Lumber packages ordered, but if concrete cost is reasonable it is another avenue to use also.

Beginning December to close 200-220 to remove pines and lattice from bank.

Add Poles and cables to close off both driveways into and out of maintenance after hours.

Activity Report: Yvette Dunford

We had a tremendous turnout for both Halloween and Thanksgiving meal in the clubhouse. Thanks to Activity Committee and all the volunteers who made it possible.

Motion 3: Angel Tree Project .

Made By: Yvette Dunford / **Second By:** Randy Frame / **Yea 6 / Nay 0 / Abstain 0**

President Report: Randy Frame

Motion 4: Rules, Regulations and Release form to be added to back of Registration Sign-In Sheet

Made By: Yvette Dunford / **Second By:** Jeff Nunnally / **Yea 6 / Nay 0 / Abstain 0**

We will be moving forward with Ambassador program in the spring.

We will be working to schedule volunteers for park wide work weekend.

Anyone who wants to volunteer needs to sign release waiver in the office.

New Business: Jeff Nunnally

Meeting and taking quotes for the dumpster fencing project and in looking into new trash removal companies to hopefully have in place before spring camping season begins.

Scheduling and meeting with construction companies to quote the road culvert project to start after the 1st of the year.

Scheduling contractors to quote the bathhouse upgrades.

To not purchase new campers this year and upgrade furnishings in the (3) cabins and the Clubhouse upstairs and downstairs

Motion 5: To purchase interior furnishings & window treatments for (3) cabins. Sofas, chairs and tables for up and downstairs in the clubhouse

Made By: Becky Manley / **Second By:** Avery Smith / **Yea 6 / Nay 0 / Abstain 0**

Open For Questions By Owners:

1st Question: How can owners volunteer to help?

Answer: Get with Tim Coop in maintenance or Joyce Tallman in the office and ask them, sign a waiver. You can always blow off empty sites, streets when you are doing yours.

2nd Question: How do we get security light off of clubhouse ramp repaired

Answer: Write up a site report in the office

3rd Question: Can items that are brand new be donated for housekeeping to use in cabins and or trailers

Answer: Please get with a board member if this arises and office is unsure.

Special Notes:

Homecoming is a park wide event and not sponsored by the Chapel

Bud Miller Day will be organized by David Stover

Motion 6: To Adjourn

Made By: Thurman Carpenter / **Second By:** Randy Frame / **Yea 6 / Nay 0 / Abstain 0**

Yvette Dunford

Secretary

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