

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
April 15, 2022
Activity Building 9:00am

Board Members Present:

Randy Frame

Becky Manley

Yvette Dunford

Jeff Nunnally

Avery Smith (by phone)

Absent: Terry Phillips & Thurman Carpenter

Call To Order: Randy Frame

Pledge Of Allegiance: Randy Frame

Prayer: Jeff Nunnally

Welcome: Randy Frame – Moment Of Silence held for Diane Stover and her family.

Motion 1: To Approve Agenda For The Board Of Directors Meeting For March 18, 2022

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

Business Managers Report April 14, 2022 Kris Hatch / By Becky Manley

Maintenance Fees Collected As Of March 31, 2022 \$935,116.02

Maintenance Fees Collected As Of March 31, 2021 \$795,647.88

Accounts Owed For The Following Years:

2021: 8 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 72 RV Storage Spots Available

There Are 7 Golf Cart Storage Spots Available

Rentals Remain A Great Source Of Revenue With 138 Nights In March

Treasurer Report For April 14, 2022, 2021 BY Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For March 31, 2022
- II. Reviewed Payable Receipts
- III. The Bank Balance In Investments Account Is \$575,422.06
- IV. The Bank Balance In Payroll Is \$18,899.62 And \$40,000.00
- V. The Bank Balance In The Operations Account Is \$117,236.05 and \$187,000.00
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$157,875.22.

- VII. Rabun County Bank With A Balance Of \$56,363.32 This Is The Camper/Vehicle Replacement Fund.
- VIII. The Bank Balance In The Bathhouse Fund Is \$103,532.00
- IX. The Bank Balance In The Road Improvement Fund Is \$71,482.00
- X. We Have (3) \$100,000.00 CDs

New And Old Business: Randy Frame

*Work on The 140's is complete and open for reservations. We are looking at the fall for re-locating utilities before road paving can begin.

*Cost Of Everything Is Going Up At A Rapid Pace, For Example Pool Chemicals Doubled Last Year And They Have Just About Doubled That Already Again. This Is Just (1) Items, Lumber and Concrete Are Other That We Have To Deal With.

*Dumpster Enclosure Is Being Headed Up By Volunteer Vern Sterns And This Is A Savings Of Around \$6,500.00. They Will Be Measuring For The Gate To Be Constructed By Outside Vendor.

*Clubhouse and Cabin Refurbishing Projects Are Complete

*Culvert Replacements Will Start Being Over The Next Few Weeks As Soon As Pipe Comes In. At This Point We Will Be Set For Phase 1 Of Paving Project Which Will Be From Front Gate Through "Lacy Curtain" Area Up The Hill To The 140's. This Will Not Cross The Road Into The 140's Until Utilities Are Re-located.

*Approved New Leaf Blower And Weed Eater For Maintenance

*Roy and Dillon Completed School Last And Received Their Certification For The Pools And We Will Have Two Other Going In June For A Total Of Five Certified. This Just About Assures That There Will Always Be A Maintenance Person That Is Pool Certified On Duty.

* Looking At Doing Some Repairs On Site #1, The Deck Is Bad And We Will Be Repairing That. With Pricing And The Inability To Receive Lumber And/Concrete We Will Have To See Which IS Most Available And Cost Effective.

*In June We Will Review Finances For The First 6 Months To Where We Are With The Budgeting With Other Projects.

***Motion #2:** To Stonehenge Was Awarded The Bathhouse1 & 5 Refurbish Contract, And Will Be Moving Forward With This As Materials Become Available.

Made by: Avery Smith (by phone) / **Second by:** Becky Manley / **Yea 6 / Nay 0 / Abstain 0** (voted on 04/14/2022) The Board Has Been Talking About This For Years And Now It Will Be A Reality.

*We Usually Buy 1 to 3 Camper Per Year , But With The High Cost Of Campers We Opted To Refurbish The Cabins.

Motion #3: To Begin Inspections Of The Campers One By One To Replace Furnishings And Any Repairs/ General Maintenance (soft floors, missing knobs, weather stripping just to name a few) That Can Keep Them In Our Rotation For Another 2 Or 3 Years While The Market Stabilizes.

Made by: Becky Manley / **Second by:** Jeff Nunnally / **Yea 6 / Nay 0 / Abstain 0** (voted on 04/14/2022)

*We Did Order New Furniture Weeks Ago For One Of The Campers, Then Half Of It Was Damaged In Shipping And Had To Be Returned For Replacement. If You Are Anyone You Know That Find An Issue Please Let The Office/Security Know So It Can Be Addressed As Soon As Possible.

*The Refreshing/Facelift Of The Front Office Is Underway, The Wallpaper Border Is Down, Kris Has Picked The Colors And The Painters Will Begin Soon.

*Swap In Insurance Carrier In The Thousands.

*We Have a New Larger Bagged Ice Cooler And Are Back To The Full 10lb Bags.

*Negotiated With Blossman Gas For A Free Gas Tank To Be Added For Office Generator Back-Up In Case Of Power Failure.

Update On New Projects: Jeff Nunnally

*Insurance – In The Past Insurance Has Pretty Much Just Been Auto Renewed And We Did Not Have Time To Research It When We Saw It At The End Of The Year. But We Are Looking Into Saving Money Everywhere We Can, So We Got Our Declaration Pages And Sent Them Out To Three Different Companies. In Doing So We Found Out That There Were This That Were Not Insured Or Inadequately Insured (water tanks and pumps not covered, no liability on the pools, Clubhouse under insured) With That Said We Have Corrected Those Items, Added The New Backhoe And Raised The Clubhouse Structure From \$720,000.00 To \$1,225,000.00 And Still Saved A Little Over \$17,000.00 Over The Other Company For The Year. Hyman Brown Insurance Agency In Commerce, Ga.

*As Randy Mentioned The New Larger/ Cleaner Looking Ice Machine Will Arrive Soon And Will Have True 10lb Bags Instead Of The 7lb We Have Been Getting Lately.

*We Look Forward To Working With Stonehenge On The Bathhouses, They Came In At A Lower Cost And Gave Very Detailed Quote Along With Itemized Cut Sheets

*We Were Unable To Get Contractor Who Quoted And Win The Bid For The Dumpster Project To Follow Through. So A Big Thanks To Vern Sterns And All Who Helped Him See This Project Through.

*The Damaged Replacement Piece Of Furniture, Was Re-Delivered And Has Since Been Set To Install

*We Are Always Looking At Ways To Save The Park Money, So If We Are Not Getting What We Need Or Are Paying For We Have No Problem Quoting It Out And Moving On. We Want Companies Who Will Work For Our Business.

*Front Gates Are Being Addressed, Vendor Is Schedule To Be Out Next Week To Work With Trying TO Match Up Old Technology With New. If All Goes As Planned The New Card Reader Will Be Able To Match Up And Read All Of Our Existing Cards.

Activity Report: Yvette Dunford

*Easter Activities Are Saturday In The Clubhouse From 1-3pm, Peter Rabbit Will Be Playing. At 3:30pm The Easter Egg Hunts Will Begin In Different Areas Of The Park For Age Levels. Have Your Kids Bring Their Baskets And Hunt For The 1,400 Eggs That Will Be Hidden.

*Last Week During Spring Break Pam Led A Family Game Night And A Paddle Bean Auction In The Clubhouse And These Were Very Exciting And Well Received So We Will Be Doing Many More Of These And Similar Events In The Clubhouse As We Move Through Summer.

*Future Events Will Include Homecoming Luncheon Saturday May 21st and Memorial Day Events And BBQ On Saturday May 28th.

*We Will Begin Ice Cream On Saturday 28th at 3pm (and as usual we will be looking for dippers)

*Karaoke and Bingo Will Be Opening Up In The Next Few Weeks.

* Please Watch The Activity Sheet, The White Board By Security, The Lighted Information Board At The Entry Dead-End And The Official Facebook Page For Date and Times Of All Activities

Randy Frame: Reminder That We Will Deal With Three Questions Per Subject, You Have Two Minutes Ask Your Question, Each Owner Can Ask A Second Question After It Has Circled Though The First Time. The Questions Are To Be Ask To The Board And Answered By The Board. General Discussion Among Owners Can Be Done Outside After The Meeting.

Open For Questions:

Question: Could We Have A Sign In Sheet For Questions?

Answer: By Randy Frame / Not Opposed As A Rough Draft Only As Owner May Have Question Arise As Meeting Is Happening

Question: Questions Should Be Held To 5 Minutes

Answer: By Randy Frame / Noted

Question: Ask If Park Could Look Into Purchasing A Bolt On Goose Neck 5th Wheel

Answer: By Randy Frame / Will Check In With Tim and Check On The Cost

Answer: By Jeff Nunnally / Take A Picture Of With System You Have.

Question: Will Old Gate Cards Work With New Reader

Answer: By Randy Frame / The Cards Are Programmable But We Have Been Told That They Will Work.

Question: The Floors Are Beautiful And The Clubhouse Looks Just Great.

Answer: By Randy Frame / Thank You

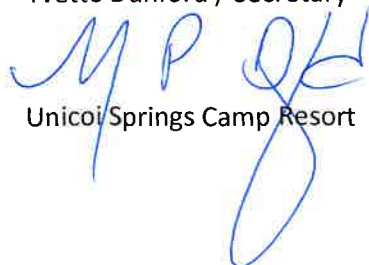
Question: How Many CDs Doe We Have 4 or 5

Answer: By Becky Manley / We Have (3) \$100,000.00 Cds

Motion 4: To Adjourn

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

Yvette Dunford / Secretary



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