

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
February 18, 2022
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: Randy Frame

Prayer: Thurman Carpenter

Pledge Of Allegiance: Randy Frame

Welcome: Randy Frame – Announced That Joyce Tallman Resigned On Thursday February 17, 2022 and That Her Resignation Had Been Accepted By The Board.

Motion 1: To Approve Agenda For The Board Of Directors Meeting For January 21 ,2022

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

Treasurer Report For February 18, 2022, 2021 BY Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For January 31, 2022
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$552,879.60 As Of January 31, 2021. We Transferred 227,000.00 Into Operations And Payroll.
- IV. The Bank Balance In Payroll Is \$16,860.92 And \$40,000.00 Was Transferred To This Account.
- V. The Bank Balance In The Operations Account Is \$114,007.71 and \$187,000.00 Was Transferred To This Account.
- VI. Pinnacle Bank (formerly Southern Bank and Trust) Earned \$.04 YTD With A Balance Of \$157,859.91.
- 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

\$40,000 Was spent and Backhoe, \$52,640.00 for Property Insurance For The Year, Which Came Off Of the Top Of The \$187,000.00 Transfer To The Operations Account.

Business Managers Report February 18, 2022 Joyce Tallman / By Becky Manley

Maintenance Fees Collected As Of January 31, 2022 \$647,353.34

Maintenance Fees Collected As Of January 31, 2021 \$509,795.13

As of February 16, 2022: Maintenance Fees Collected For 2022 \$725,546.15

Accounts Owed For The Following Years:

2021: 8 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 71 RV Storage Spots Available

There Are 16 Golf Cart Storage Spots Available

Rentals Remain A Great Source Of Revenue With 72 Nights In January

New And Old Business: Randy Frame

*Work on The 140's is well on it's way with concrete is coming in and finishing the forming.

*Moved Dumpsters and Squared Off Area and There Will Be Enclosure Built To Help Keep Bears Out And The Garbage In. We Have New Waste Company Starting In March and Will Be Saving Money Over The Last Company.

*Culvert Replacements Will Start Being Over The Next Few Weeks As Soon As Pipe Comes In.

*Pool Will Be Opening On May 12, 2022

*We Will Be Using Outside Contractors For A Lot Of These Projects .

*March 14-18 We Will Be Having Owner Work Week To Help Do Some Park Clean Up, With Cook Out On The 19th For Those Who Helped.

*100 Trees Need To Be Planted In The 200's.

* There Is an Excitement That Is Growing In The Park And We Want To Keep It Going By Following Through On Projects.

Grounds And Maintenance: Thurman Carpenter

*Bathhouses- Now That We Have The Money We Are Having Trouble Finding Materials. We Have A Couple Of Quotes, But the Stall Dividers Are Showing 8 to 10 Months Backordered So We Will Have Them Look At Other Products.

*Stand Alone 10' x 10' All Inclusive Handicap/Family Bathhouses Where There Is Area In Front Of A Couple Of The Existing Bathhouses Are Also Being Priced And Materials Checked.

*Grounds- Different Projects Are Being Finished Up. HEMC Got The Lines Buried Over By 77 and Then They Are Back In To Work On A Line Issue And The Far Bottom End Of The Lake.

New Projects: Jeff Nunnally

*Culvert Pipe – Cannot Get Concrete Pipe Do To Backorders (at least 9 months on orders), So We Will Be Going With Plastic Pipe and Once The Contractor Finishes Up On The Job He Is On Now He Will Be Coming To Us.

*We Are Going To Be Getting In Touch With Contractor For The Dumpster Fence Since We Know Now For Sure We Are Getting Out Of The Waste Dumpster Contract We Are In Now.

*We Have Working With A New IT Company In The Hopes To Update Things In The Office And Try And Get An Online Reservation System With A Point Of Sale System In Place.

*We Will Be Doing Updates In The Cabins And The Clubhouse So The Will Be Closing Down This Week For A Couple Of Weeks. We Hope Everyone Will Be Excited To The All Changes That Are Coming To The Clubhouse. We Believe That With The New Facelift, Working With Arcade Game Company For The Upstairs and Wii Tournaments. It Is going To Be A Great Family Area Of Everyone To Use.

*Large White Table Will Not BE Going Back Into The Clubhouse, So We Will Be Looking To Set Up The Card and Puzzle Table In The Activity Building

*We Have Also Been Informed The A Couple Of Campers Are In Need To Have The Couches Replaced So We Will Be Looking Into That. Our Campers are Heavily Used And If You Find A Problem Or See Something That Needs To Be Addressed, Please Report To Office Or If They Are Closed Security You Can Give You A Site Report To Fill So It Can Be Addressed And Corrected. We Can Not Correct Things We Do Not Know About.

Motion 2: To Sand And Refinish Floors in (3) Cabins Along With The Upstairs, Downstairs and The Steps In The Clubhouse.

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

Activity Report: Yvette Dunford

*Valentine Dinner Was Fabulous, The Decorations Were Just Simply Amazing And The Turn-Out Was Wonderful . I saw Many Folks That I Knew, Many That Are New To The Park Or First Time Event Goers. Many, Many Thanks To Pam Wells And The Very Hard Working Committee.

*Next Event Will Be March 26th And It Will Be Italian Dinner Night with Live Entertainment To Follow. Meal Will Be By Ticket \$10.00 for Adults and \$5.00 For Children, This Will Include Salad, Bread, Chose Of Entrée (4 to 5 to choose from), Drink and Desert. Dinner Will Be Served Cafeteria Style In The Activity Building For Concert TO Follow In The Clubhouse.

*With Season Fast Upon Us The Weekly Event Calendar Will Begin Again In April.

*Watch For Dates And Times To Bring Your Golf Carts And Blankets To The Beach Volleyball Area For Drive-In Movie Nights.

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

*Ice Creams That Will Be Starting Memorial Day Weekend (need volunteers help schedule and work) Instead of having just (1) person to head this all summer I would like to see if I could get 3 or 4 folks that would be willing to head it up for a month at a time. This way no one person has to give up their whole summer. Please see me if you are interested.

Open For Questions By Owners:

Question: Could We Change Karaoke To Changed To Another Night Beside Thursday.

Answer: We Can Get With Fred and Pam About Rotating Nights And Or Locations

Special Remarks:

Motion 3: To Review And Cancel Coast To Coast Contract At The End Of Contract If Not Sooner

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

Motion 4: To Adjourn

Made By: Becky Manley / **Second By:** Thurman Carpenter / **Yea 6 / Nay 0 / Abstain 0**

Yvette Dunford



Secretary
Unicoi Springs Camp Resort