

**Unicoi Springs Camp Resort**  
**Board of Directors Meeting Minutes**  
**January 21, 2022**  
**Activity Building 9:00am**

**Board Members Present:**

Randy Frame

Thurman Carpenter

Becky Manley

Jeff Nunnally

Yvette Dunford

Avery Smith (by phone)

**Absent:** Terry Phillips

**Call To Order:** Randy Frame

**Prayer:** Randy Frame

**Pledge Of Allegiance:** Randy Frame

**Welcome:** Randy Frame

**Motion 1:** To Approve Agenda For The Board Of Directors Meeting For January 2 ,2022

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

**Motion 2:** To Approve Minutes from November 19, 2021

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

**Treasurer Report For January 21, 2022, 2021 BY Becky Manley:**

- I. Reviewed And Audited Check Ledgers And Cash Summary For December 31, 2021
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$555,111.88 As Of December 31, 2021. We Transferred 100,000.00 Into Operations And Payroll.
- IV. The Bank Balance In Payroll Is \$9,768.65 And \$40,000.00 Was Transferred To This Account.
- V. The Bank Balance In The Operations Account Is \$18,343.11 and \$60,000.00 Was Transferred To This Account.
- VI. Pinnacle Bank (formerly Southern Bank and Trust) With A Balance Of \$157,859.91.
- VII. Rabun County Bank With A Balance Of \$56,361.15, 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

Year 2021 ended in the Black. The Finance Committee is working hard on 2022 budget

**Business Managers Report January 20, 2022 Joyce Tallman / By Becky Manley**

Maintenance Fees Collected As Of December 31, 2022 \$385,490.50

Maintenance Fees Collected As Of December 30, 2021 \$301,536.38

As of January 19, 2022: Maintenance Fees Collected For 2022 \$597,261.84

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

Randy Frame explained that we have many new owners that now pull their own campers in and out of the park to camp at others places, which along with the winter months explains the empty spots in storage.

**Maintenance Managers Report January 21, 2022 Tim Coop / By Thurman Carpenter**

The 140's and 150's for Deck Repair was slowed over the past couple of months due the weather and ability to get concrete, should be back on track in early February.

The removal of pines and lattice from the bank in the 200-220 section has been completed and will be ordering the new trees for replanting.

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

**Activity Report: Yvette Dunford**

We had a great holiday season, the lights in the park were amazing, the angel tree was beautiful . Thanks to Activity Committee and all the volunteers who made it possible.

**Motion 3:** To Add Arcade Games To Upper Floor Of The Clubhouse

**Made By:** Yvette Dunford / **Second By:** Becky Manley / **Yea** 6 / **Nay** 0 / **Abstain** 0

**President Report:** Randy Frame

We will be going to RV Show On January 27, 2022

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

Furnishings and most other update for cabins and clubhouse have been ordered, we are waiting for arrival.

We are still in the process of scheduling contractors to quote the bathhouse upgrades.

**Motion 4:** To move forward with repair and replacement of (3) culverts at sites 8, 24 and at Chapel.

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

**Motion 5:** To move forward with the Dumpster Fence project.

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

**New Business:** Randy Frame

As with the rest of the country in every part of the work force hiring employees these past few years has deem near impossible, we have signs, ads, social media and still no one.

**Motion 6:** To Allow owners to apply and work directly for the park.

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

We are looking into a software program to assist with daily operations as well as online reservations to keep us moving forward

**Motion 7:** Set up and pay for 10 hour block with The Maple Group to put together and present to the Board Of Directors a software program that can meet all the need associated with of park.

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

The radios that are the way Office, Maintenance, Housekeeping and Security all contact each other are old and worn out causing issues in quick and smooth communication

**Motion 8:** To Accept quote from Mobile Communications America for new radio package

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

All renewals of any contracts will be reviewed and shopped out for quotes, not just automatically renewed.

**Open For Questions By Owners:**

No questions by owners

**Special Notes:**

Our congratulations to Becky Manley and her new position as Postmaster in Cleveland, Ga

**Motion 8:** To Adjourn

**Made By:** Randy Frame / **Second By:** Jeff Nunnally / **Yea** 6 / **Nay** 0 / **Abstain** 0

Yvette Dunford

Secretary

Unicoi Springs Camp Resort