

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
March 18, 2022
Activity Building 9:00am

Board Members Present:

Randy Frame	Thurman Carpenter	Becky Manley
Jeff Nunnally	Yvette Dunford	Terry Phillips
	Avery Smith	

Call To Order: Randy Frame

Pledge Of Allegiance: Randy Frame

Prayer: Jeff Nunnally

Business Managers Report March 18, 2022 By Becky Manley

Maintenance Fees Collected As Of February 28, 2022 \$745,452.70

Maintenance Fees Collected As Of February 28, 2021 \$615,363.10

226 Owners Still Owe For 2nd Half Of Dues As Of This Date

Accounts Owed For The Following Years:

2021: 14 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 70 RV Storage Spots Available

There Are 13 Golf Cart Storage Spots Available

Storage Spots Can Be Rented By The Month Or The Year

The Rentals Remain A Great Source Of Revenue With 119 Nights In February, Up 43 Nights Over 2021
2nd Half Maintenance Statements Have Been Mailed Out And Are Due April 1, 2022 (late April 30, 2022)
We Are Still (1) Short In Housekeeping, But Have Fully Staffed Maintenance Department.

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

- I. Reviewed And Audited Check Ledgers And Cash Summary For February 28, 2022
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$537,621.17 As Of February 28, 2021. That Is After We Transferred 140,000.00 Into Operations Ac
- IV. The Bank Balance In Payroll Is \$59,284.32 And \$80,000.00 Was Transferred To This Account. (\$40,000.00 was mistakenly double transferred so no transfer will need to take place in April)

- V. The Bank Balance In The Operations Account Is \$12,227.38 and \$60,000.00 Was Transferred To This Account.
- VI. Pinnacle Bank (formerly Southern Bank and Trust) Has A Balance Of \$157,867.95.
- VII. Rabun County Bank With A Balance Of \$77,363.32 This Is The Camper/Vehicle Replacement Fund And This Will Change After All Bills Are In For The Renovations Of The Cabins.
- 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. May We Will Be Moving \$100,000.00 For The Maintenance Fees Collected (which is 50% of the dues increase into this account, the remaining 50% will remain in the operations account as promised when we raised the dues.)

Update On Cabin And Clubhouse Refurbish: Randy Frame

*Big Thanks To Jeff And Terri Nunnally Along With Wood's Furniture In Clarkesville, GA Who Worked Together To Make The Cabins And The Clubhouse Not Only More Appealing And Functioning For Owners And Their Families And Still Came In Roughly \$2,000.00 Under Budget. This Was A Major Undertaking With The Ever Rising Pricing And Low Availability On Items. If You Have Not Had A Chance To See The Clubhouse Or Peek Into A Cabin Please Do So They Are Beautiful.

Grounds and Maintenance: Thurman Carpenter

*Bathhouses- We Will Be Making A Decision In April On The Contractor That Will Be Awarded The Bathhouse Contract. We Would Like To Complete Refurbish To Both 1 and 5 This Year Depending On Rising Prices And Availability Of Materials.

*The 140 Section Is Almost Complete, If You Have Not Seen It Yet Take A Ride Up There.

* We Got All The Dogwood Trees Planted.

New and Old Business: Randy Frame

*New Radios Were Purchased For Maintenance As The Old Ones Were Costing More To Repair Than They Were Worth.

*The New Backhoe Has Already Shown To Be A Great Investment With All The Work In The 140's.

*Will Begin Working To Relocate The Utilities That Run Under The Roadway Through The 140's So That Planned Phase 1 Of Paving (from front entrance through Lacey Curtains then up the 140's can begin in the fall).

*Still Waiting For The Culvert Pipe To Come In.

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

*The(2) New Dumpsters That Have Been Delivered In The Chapel Parking Lot Will Not Be Staying There. We are Expecting The Old Company To Have Theirs Moved Out In A Few Days Then We Can Move These Outside The Gates. These Are Bear Resistant And Should Help Deter Bear Activity And Help Stop The Trash From Being Scattered All Over.

* Thanks To All That Came Out And Helped During The Work Week.

*We Are In Talks With A Few Different Insurance Agents For The “Park Insurance Package”, We Are Looking To Have All The Policies That Have Just Been Renewed Yearly Re-quoted and Reviewed To Make Sure That Not Only Are We Covered Fully In All Areas But Are Not Over Paying. We Have (1) Fairly Final Quote In And Looks Like We Could Save Around 20%, This Equates To Thousands Of Dollars A Year.

Motion 1: To Hire A “Floater” For General Office / Housekeeping Fulltime Person As Soon As Possible

Made by: Avery Smith / **Second by:** Becky Manley / **Yea 7 / Nay 0 / Abstain 0**

Motion 2: To Use From General Funds To Clean, Paint And General Facelift Of Front Office

Made by: Becky Manley / **Second by:** Terry Phillips / **Yea 7 / Nay 0 / Abstain 0**

Motion 3: To Lift Covid Restrictions And Open The Office Fully Except For The Plexiglass Divider On The Counter To Remain In Place.

Made by: Becky Manley / **Second by:** Jeff Nunnley / **Yea 7 / Nay 0 / Abstain 0**

Motion 4: To Turn The Window By The Door Going From The Main Activity Area To The Kitchen Into Emergency Exit (Only) Door With Lahding.

Made by: Thurman Carpenter / **Second by:** Avery Smith / **Yea 7 / Nay 0 / Abstain 0**

Motion 5: To Purchase A Commercial Coffee Maker With Direct Supply Water For Activity Building. Water Supply Line To Be Installed To Feed From Kitchen

Made by: Avery Smith / **Second by:** Thurman Carpenter / **Yea 7 / Nay 0 / Abstain 0**

Motion 6: To No Longer Charge For Coffee in The Clubhouse Or The Activity Building

Made by: Thurman Carpenter / **Second by:** Becky Manley / **Yea 7 / Nay 0 / Abstain 0**

Randy Frame: Announced That Chris Hatch Would Now Be Our New Office Manager And We Are All Very Excited About This. The Ladies In The Office Have Really Stepped Up This Past Month So Please Take A Minute To Thank Them For All Their Hard Work.

Activity Report: Yvette Dunford

*Italian Dinner March 26th From 6 – 7 pm In The Activity Building 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) With Live Entertainment In The Clubhouse From 6 – 9pm

*Easter Is The Next Scheduled Event Saturday April 16th (look for information on times to follow)

*Thanks To All The Volunteers That Help Clean The Clubhouse After The Floors Were Done.

*License Has Been Filed For With The Georgia Gaming And Lottery Commission For Arcade Games To Be Placed Upstairs In The Kids Area In The Clubhouse. It Take From 3 To 6 Weeks And Then We Will Be able To Have Game Delivered.

*I Spoke With Owner Who Will Be Heading Up The Wii Tournaments And Will Getting Set Up For Those.

*We Are Looking To Move The Outside Movie Nights Down To Beach Volleyball Area. You Can Bring Your Blanket Spread It Out In The Sand Or Drive Up In Your Golf Cart. We Have The Pavilion So We Can Still Do Popcorn And Drinks. This Will Get It Out Of The High Traffic Area At The Front Gate.

*We Still Have Our Horseshoe Setup Down There Too, So Looking Forward To Holding A Tournament Or Two Over Holidays.

Randy Frame: Unicoi Ambassador Program: This Is A Group Of People Who Will Be Willing To Help When Need. This Is Will Be A Range Of Things From Greeting People And Showing Them To Site, Show Possible New Owners Through The Park, Just General Friendly Welcoming Hand Where Needed. We Are Looking Into Getting Vest Or Hats To Identify You While You Are Out In The Park. Please Get With A Board Member If You Are Interested In This Program.

Motion 7: To Approve Agenda For The Board Of Directors Meeting For February 18 ,2022

Made by: Becky Manley / **Second by:** Avery Smith / **Yea 7 / Nay 0 / Abstain 0**

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 Floor:

David Stover: Concern About Door In The Back Of The Activity Building, And Why Was Door Lock Going Into Kitchen. **Answer:** The Kitchen Was Locked Due to Messes Being Left For Others To Have To Clean Up, Food Items Have Gone Missing And Left Event Volunteers Scrambling At The last Minute To Recover. We Will Follow Building Codes, Mark Off With Bollards The Landing And Ramp Into The Parking Lot Along With Obtaining A Permit For The Addition Of The Emergency Door. (Randy Frame Responded)

Tommy Walker: Wanted To Confirm The Times For Italian Dinner, Music. **Answer:** Dinner Will Be Served From 6 – 7pm , Entertainment Will Be From 6 – 9pm And They Can Eat Whenever They Would Like. (Yvette Dunford Responded)

****At This Point An Owner Cursed A Board Member And Randy Frame Stopped The Conversation Called Them Out On It And Stated That It Would Not Be Tolerated, Period.****

Dominic Orlando: Can We Have Office / Security Have Owners Sign Both The Front And The Back Of The Check-In Sheets So Rules Are Signed Off On. **Answer:** This Is What Is Supposed To Be Being Done But We Can Check To Make Sure As We Are Getting Closer To Summer Season. (Jeff Nunnally, Randy Frame And Thurman Carpenter All Commented)

Pat Hill: Was Concerned That The Card Players Were Not Going To Be “Allowed” To Play Cards In The Clubhouse. She Handed A Petition To Randy And Read It Aloud. **Answer:** No Board Member Ever Said That You Can Not Play Cards In The Clubhouse, But We Are Not Putting White Table Back In There. We Are Making The Clubhouse A Family Area For Owners And Their Families . We Will Be Holding Many, Many Events In The Clubhouse And These Events Will Be Campground Wide Events Along With Even More Kids Events Upstairs. So With That In Mind We Have Tried To Make It Where When These Events Are Going On Or The Noise And Activity Is Too Much To Be Able To Play Cards Around You Have A Comfortable Place To Play Cards. Many Of You Choose To Play In The Activity Building In The Summer Because Of The Air Conditioner. (Randy Frame, Yvette Dunford, Jeff Nunnally, Thurman Carpenter Avery Smith And Terry Phillips Responded) . **Randy Frame:** We As A Board Are Set With The Task Of Representing All The Owners Of This Park From The Smallest To The Tallest and The Clubhouse Is For All To Use. We Have Had To Many Complaints That They Do Not Feel Welcome In The Clubhouse and or Have Had People Run Them Or Their Children Off. We Do Not Feel Like We Are Being Unfair To The Card Players, We Feel Like We Are Being Very Fair To Every Owner In This Park Who Would Like To Feel They Too Can Use The Clubhouse. Card Players Can Use The Tables That Are Over There When They Are Available And If Not They Can Play in The Activity Building.

David Stove: Is Reserving The Activity Building Still The Same As Before? **Answer:** Yes, No More Than 14 Days In Advance, If No Park Activity Is Already Scheduled And Owner Is Responsible For Making Sure It Is Completely Cleaned Up And Put Back The Way It Was. (Randy Frame Responded).
Are We Interested In Vacation Bible School? Yes, Please Have Them Contact Us. (Yvette Dunford responded)

Hoppy Wells: People Need to Read Rules And Learn What Is Legal Or Not, Secondly No One Should Be Interrupting In These Meetings And Everyone Should Hold To The Same Requirements. **Answer:** We Are Trying To As We Set And Follow The Guidelines so Everyone Can Have A Chance To Ask Question, But Still Be Vigil Of The Time.

John Manley: Does Everyone Remember The Words Of JFK; “Ask Not What Your Country Can Do For You, But What You Can Do For Your Country” So Let’s “Ask Not What Unicoi Springs Can Do For You, But What You Can Do Can Do For Unicoi Springs” **Answer:** Thank You (Randy Frame responded)

Motion 8 : To Adjourn

Made by: Jeff Nunnally / **Second by:** Terry Phillips / **Yea** 7 / **Nay** 0 / **Abstain** 0

Yvette Dunford



Secretary

Unicoi Springs Camp Resort