

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
August 19, 2022
Activity Building 9:00am

Board Members Present:

Randy Frame

Yvette Dunford

Thurman Carpenter

Jeff Nunnally

Becky Manley

Rich Wistrom

Absent: Dominic Orlando

Call To Order: Randy Frame

Pledge Of Allegiance: Randy Frame

Prayer: Thurman Carpenter

Business Managers Report August 18, 2022 Kris Hatch / By Becky Manley

Maintenance Fees Collected As Of July 31, 2022 \$1,115,589.57

Maintenance Fees Collected As Of July 31, 2021 \$934,956.44

Correction to last month's report (included June totals , not July)

Maintenance Fees Collected As Of June 30, 2022 \$1,099,817.77

Maintenance Fees Collected As Of June 30, 2021 \$934,089.55

47 Accounts Still Owe Full 2022 Maintenance Fee

27 Accounts Still Owe Half Of the 2022 Maintenance Fee

The Office Is Continuing To Call Member To Collect.

Accounts That Owe For The Following Years:

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

The Office Sold (1) Membership This Month At Full Price Of \$6,000.00. They Were Referred By Previous Owner.

There Are 31 RV Storage Spots Available.

There Are 15 Golf Cart Storage Spots Available.

Rentals Occupancy Remains Great At 435 Nights In July

Overall Occupancy Remains Strong In The Park Even With The Cost Of Fuel So High.

We have New Housekeeper, Kelly Walker

Becky Manley: Treasurer Report For August 19, 2022

- I. Reviewed And Audited Check Ledgers And Cash Summary For July 31, 2022
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$589,799.35 As Of July 31, 2022. We Transferred The Normal Monthly \$60,000.00 Into Operations And \$40,000.00 Into The Payroll Account.
- IV. The Balance In The Payroll Account Is \$24,620.78
- V. The Bank Balance In The Operations Account Is \$65,554.15
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$157,906.89. (earned \$55.03 YTD)
- VII. Rabun County Bank With A Balance Of \$79,872.28 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. (3) \$100,000.00 CDs

Updates: Thurman Carpenter

- *Removed Old Deck And Ready To Pour Concrete On Site 1
- *Readied Site 190 To Pour Concrete
- *Maintenance Has Been Very Busy Keeping The Grass Cut And Moving Campers
- *Security Truck Is Broken Down And Is Up In Maintenance
- *Bath House #5 Is Already Closed And Completely Guttled And Bath House #1 Will Close On September 7th for Renovations
- *Scott Will Be Leaving To Get Married And Move With His Wife
- *Welcome To Brad Who Is Fulltime
- *Dillon Started He Dream Job With The DNR But Will Still Be Here With US On A Parttime Basis.

Updates: Randy Frame

- *We Will Be Closing The 140s In Early November To Start With Moving Of Utilities, Then They Will Move Down Pine Circle, Knob Hill, Cardiac Hill Through Lacy Curtains.
- *We Have Gotten Bids In And Will Make Decision For The Beginning Phase Of Road Paving
- *We Have Gotten Bids In For Roofing The Clubhouse, Guard Shack Entrance And Activities Building
- *We Met With The WiFi Company On Trimming Trees So Signals Can Bounce For Tower To Tower, Changing Out A Couple OF The Bridges And Even Adding New Towers If Needed.

Updates: Jeff Nunnally

- *We Continue To Have Weekly Meetings With The Developer Of Our Reservation System, We Will Also Be Able To Do Online Voting And Mass Emailing Once Up And Running
- *Once This Is Up And Running We Will Be Offering Some Training And Of Course You Can Always Phone Or Walk In To Speak Directly With The Office.

- *Once The Labor Day Rush Is Over The Office Will Be Training Security To Use The POS System At Their Window So All Payments Can Be Made At Time Of Check-In
- *We Will Be Installing The New Counters In The Office Over The Next Few Weeks

Updates: Yvette Dunford / Activities (by Randy Frame)

- *Labor Day Is Coming: We Will Be Cooking BBQ For \$8.00 a plate, 4 different Inflatables For The Kids Up On The Tennis Court (thanks to the folk who got the power and water installed), Outhouse Race Will Be Held On The Dam, Holey Board Tournament, Shuffle Board Tournament, Street Dance and Ice Cream On Saturday And Sunday.
- *We Need Folks to Step Up And Volunteer, It Take So Many To Keeps These Things Going
- * We Have Our Annual Meeting On September 17, 2002 And Then Join Us That Evening For Concert On The Lawn In Front Of Clubhouse (bring your chairs or blankets) 7:00pm
- *Remember If You Are Not Already A Member Of The Official Facebook Board Of Directors Page Then Join Us For All Park Information In Real Time.

Introduction: Rich Wistrom (to replace Avery Smith who resigned)

I Have Been On The Covenants Committee For Years, Worked With Activities And BBQ. I Look Forward To Working With This Board And For The Park And I Am Available For Question And Or Concerns Anytime Except While I am Playing Pool.

New Business: Randy Frame

- ***Motion 1** To Approve Minute From July 15 ,2022 Meeting Minutes
Made By: Thurman Carpenter / **Second By:** Jeff Nunnally / **Yea 6 / Nays 0 / Abstain 0**
- ***Motion 2** Buy New Fountain For Lake, ½ Of Funds From Activities And ½ Form General Funds
Made By: Thurman Carpenter / **Second By:** Jeff Nunnally / **Yea 6 / Nays 0 / Abstain 0**
- ***Motion 3** Replace 2 Tons Air Unit In The Maintenance Shop
Made By: Jeff Nunnally / **Second By:** Thurman Carpenter / **Yea 6 / Nays 0 / Abstain 0**

It Has Been Brought To Our Attention That Folks Are Not Paying Their Bills (Check-In, Moving, Storage, Propane, Ect...) In A Timely Fashion. These are Due Immediately And Reservations Will Not Be Made Or Will Be Canceled If Not Paid. Nowhere Can You Check In, Stay, Go Home, Move Without Paying. Phone Calls Are Being Made To Collect the Monies Owed, End Of Story. You Don't Pay You Don't Stay. Security Can Now Receive Payments By Cash Or Check And Once POS System Is Set Up Out There They Will Be Able To Accept Credit Cards And All Check-Ins Will Be Required To Pay At Time Of Entry.

Open Floor For Questions:

*Reminder- We Will Deal With And Limit You To Two Questions Per Owner, With Three Questions Per Subject. You Have Two Minutes To Ask Your Question, If At That Time You Have A Second Question You Can Ask It Once It Has Circled Back Around. All Question Should Be Ask To The Board, All General Discussion Among Owners Can Be Done Outside After the Meeting

Question: When Did You Say The 140s Would Be Closing For Utilities To Be Moved And For How Long?

Answer: By Randy / We Are Closing Them The 1st Week Of November With The Intention Of Being Closed For 2 Weeks Then We Will Be Working Our Way Backwards Toward Lacy Curtains To Get Utilities Run. If We Find That Maintenance Is Running Behind And We Find Outside Contractor To Come In And Knock It Out Like With The Culvert We Will Move This Direction. Whatever Is Cost And Time Effective To Be Putting Asphalt On The Ground Before Spring Season Begins

Question: As A Security Officer I Have Ask People When They Come Through To Check In If They Want To Take Care Of Paying And Most Say "No We Will Do It Later"

Answer: Thurman / We Will Be Putting In Place The Pay Before You Stay When Checking In And If Moving From Site To Site Within The Park It Is The Same Thing Is True Monies Are Due That Day And Need To Be Paid To The Office Or Security.

Question: Will The Office And Security Have The Authority To Turn Anyone Away That Does Not Pay At Check-In?

Answer: Thurman / Yes You Can And Will Be Turned Away.

Question: Will New Online System Be Able To Flag Monies Owed?

Answer: Randy / Yes It Will Be Flagged And You Will Be Directed To Contact The Office Before You Can Go Any Further. One Of The Problems Now IS That Our System Only Tracts Maintenance Fees That Are Due So If you Owe For Anything Else It Does Not Show In The Reservation System So It Is Harder for The Office On A Busy Day To Know If There is An Open Balance. But Here Is The Real Problem You Know If You Owe Your Check in Fee, Rental Fee, Moving, Storage Fee, Propane, Ect. No One Is Exempt.

Question: Can We Lock Out An Owner For Non Payment

Answer: Randy / Yes We Can And Will, We Are Trying TO Close Some Loop Holes That It Is Shocking We Need To Do. People Not Paying To Camp In The Park That They Own, And Cost More When Office Has To Spend Time Making Collection Calls.

Becky / All These Changes That Are being Made In The Office To Bring Us Up Out Of 1985 have not been popular with many people but are Imperative To Financial End Of The Resort. This At The End Of The Day Is A Million Dollar Business And Needs To Be Run That Way.

Question: If Majority Of The People On The List Are In Here Now Or Coming In Why Can You Not GO Out And Collect Now.

Answer: Jeff / We Are, Security Went Out Last Night And Did Door To Door Collections, The Office Is Making Phone Calls In Full Force Today Stating Monies Owed Are Due Now Or Reservations Will Be Canceled

Becky: Every Owner In This Park Should Be Angered That Some Are Not Paying Their Way And Proud That They Have A Board And Office That Has Set Forth To See These Problems Solved In A Manner That Treats Everyone Equally. I'm So Very Proud Of Our Finance Committee And All Long Hours They Put In Working Not Only On The Yearly Budget But Monthly Reports Also. These Are The Things That No One Sees And These Are The Ones Working Behind The Scenes To Give The Board True And Honest Figures To Work With When It Comes To The Daily Expenses As Well As The Major Improvements

Statement: By Owner: There Hundreds And Hundreds Of Volunteer Hours That Are Put Into This Park Every Year. Remember Only The Employees Get Paid. Everything Else Is Done By Volunteers, So If You Can Even If Only For A Few Minutes Volunteer Or If You See Something That You Can Just Take Care Of Just Do It. This Is Everyone's Park And Everyone Should Take Pride In Ownership Of Such A Great Place With Great People.

No More Question By Owners

Motion 4: to Adjourn

Made By: Jeff Nunnally / **Second By:** Rich Wistrom / **Yea** 6 / **Nay** 0 / **Abstain** 0

Yvette Dunford



Secretary

Unicoi Springs Camp Resort