

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

Board Members Present:

Randy Frame

Thurman Carpenter

Dominic Orlando

Yvette Dunford

Jeff Nunnally

Absent: Becky Manley

Call To Order: Randy Frame

Pledge Of Allegiance: Randy Frame

Prayer: Jeff Nunnally

Business Managers Report July 15, 2022 Kris Hatch / By Yvette Dunford

Maintenance Fees Collected As Of June 30, 2022 \$1,108,922.00

Maintenance Fees Collected As Of June 30, 2021 \$921,146.13

44 Accounts Still Owe Full 2022 Maintenance Fee

20 Accounts Still Owe Half Of the 2022 Maintenance Fee

The Office and Volunteers have work hard collecting on these and bringing them down to this over the past couple of months.

Accounts That Owe For The Following Years:

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 38 RV Storage Spots Available. (down 31 from a couple months ago)

There Are 11 Golf Cart Storage Spots Available.

Rentals Occupancy Remains Great At 377 Nights In June, this is up 16 nights over June 2021

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

Treasurer Report For July 15, 2022, 2021 For Becky Manley / By Yvette Dunford:

- I. Reviewed And Audited Check Ledgers And Cash Summary For June 30, 2022
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$645,541.09 As Of June 30, 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 \$33,137.00
- V. The Bank Balance In The Operations Account Is \$41,575.08
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$157,906.89. (earned \$46.98 YTD)
- VII. Rabun County Bank With A Balance Of \$79,869.22 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

Updates: Yvette Dunford / Activities

*4th Of July Was A Great Success, We Had A Couple Of Inflatables, A Dunking Booth And Some Sweet Treats That We Setup In The Tennis Court Area. In Doing This We Were Able To Keep The Roads Open During The Busy Time.

*The Golf Cart Parade Was One Of The Largest In Years And Great Prizes For The Top 3, Along With 3 Winners In The Bicycles and 1 In The Stroller.

*Site Decorations Where Also Given To The Top 3 (and the judges said it was tough choice lots of good sites)

*BBQ And Ice Cream Were Near Record Breaking

*We Showcased The New Speakers And Wow It Was A Great Street Dance

*Huge Thanks Pam Wells (my right and left hand) And To All The Volunteers That Stepped Up To Help In Every Area Of The Park, None Of This Can Be Done Without You.

*We Are Looking Forward To Labor Day Hope To See Everyone And We Will See What New Things We Can Do To Step It Up A Notch More.

Updates: Dominic Orlando

*Talked With Tim In Maintenance About The Basketball Court, He Is Going To Check To See What It Will Take To Put A Shorter Goal In For The Smaller Children To Be Able To Shoot And Reach The Goal.

*Going To Get Started Between Now and Fall On Pressure Washing The Rentals, Looking For Volunteers To Help.

Updates: Jeff Nunnally

*After Many Months Of Waiting, Finally The Culvert Pipe For Replacement Of The Crumbling One By The Chapel Came In. The Folks Did A Great Job Installing In A Timely Fashion And Making It Look Great On Each Side With Rip Rap Rock. While They Were Here We Had Them Clean Out And Add Rip Rap Rock At The Other Pipe Up Around 8 and 22.

*Special Thank To Gary Brown and His Wife Who Help Them With The Rip Rap Rock and Fixed The Lights In That Area.

*We Had A Very Busy 4th of July With No Accidents Or Issues To Speak Of.

*Covid Is On The Rise, So Please IF You Feel Sick Or Have Been Around Someone Just Think Of Others.

*We Are So Thankful For All Of The Volunteers In Every Aspect Of The Park, It Has Been Amazing. Thank You All To Help Move The Holidays And Special Projects.

*P.O.S. System Is Up And Running, We Are Hearing Good Thing About It From The Office and The Owners. It Was Set Up And The Girls In The Office Jumped In And And Ran With It Even Learning It On A Holiday Weekend. Great Job Ladies.

*We Are Working On Updating The Store Area In The Office with New Shelving With Your Favorite Snacks On It While We Look At Some New Ideas On Expanding It To Better Service Our Owners.

Updates: Thurman Carpenter

*Replaced The Floors On Rentals 125, 135 and 58

*Maintenance Has Been Very Busy Keeping The Grass Cut And Campers Moved

*We Have A Truck In The Shop For Light Maintenance And Air Conditioner Repair

*The Shop Is No Longer Being Left Open During The Day, If You Need Something Please Contact On Of The Maintenance Guys.

*As For The Culvert I Was Amazed They Did The Work In 2 Days And That With All The Rain We Have Had The Road Is Solid.

Updates: Randy Frame

*The Culvert Company Came In And Did What They Said They Would, And In Using Outside Contractors Our Guy Were Able To Continue With Park Maintenance.

*We Are Starting To Take Bids From Asphalt Companies For The Being Of Our Paving Project. With That Said Many Of Our Utilities Are Run Under The Roads So We Have To Look At Re-Running Them Too.

*We Are Still Have Some Issues With Heavy Runoff In The Roads With These Past Few Days Of Heavy Rain. We Do See It And Will Be Working It In With The Paving As How To Turn Water To Flow Into The Drains.

*We Are Working With The WiFi Company On Trimming Trees So Signals Can Bounce For Tower To Tower. We Have A Meeting Set Up Next Month To Meet Directly With Their Engineer. With That Said We Are Camping And No One Wants All The Trees Cut Down.

*We Have Had 3 or 4 Video Phone Meetings With The Programmer Who Is Writing Our Online Reservation Program. Pretty Much All The Baseline Information Has Been Entered, But There Is A Lot To Write A Program That Fits Our Reservation Regulations.

*Dumpster Are Working, The Bears Are Moving On, SO Remember To Take Your Trash To The Dumpster, Secure Your Coolers and Clean Your Grills. Hopefully With All This In Place They Will Move On To A Easier Food Location.

*Bathhouse Renovations On 1 and 5 Start The Day After Labor Day And Are To Be Finished In Mid-October. If You Camp In These Areas And Use The Bathhouse You Need To Be Aware Of This, All Other Will Be Open In The Park.

*Budgeting For 2023 Is In Progress, The Major Expenses Would Be The Clubhouse Roof, Facia And Soffit We Have Had A Couple Leaks With This Last Heavy Rain And We Need To Deal With This.

*Still Looking For New Counter Top For The Office To Get Rid OF the Mauve Countertops And Finish Off The Fresh Clean Crisp Updates In There. If You Have Not Been In These Stop By And See How Bright And Inviting It Is Now.

*Jeff Nunnally, Kathy Carpenter, Johnny Simmons And I Met With Attorney To Try And Finish Closing Out The Dead Deeds.

*Dillion In Maintenance Will Be Cutting Back To Part Time As He Advances With His Career With The DNR.

New Business: Randy Frame

***Motion 1** To Approve Minute From June 17 ,2022 Meeting Minutes

Made By: Thurman Carpenter / **Second By:** Jeff Nunnally / **Yea 5 / Nays 0 / Abstain 0**

***Motion 2** To Dissolve Relationship With Coast to Coast

Made By: Jeff Nunnally / **Second By:** Dominic Orlando / **Yea 5 / Nays 0 / Abstain 0**

***Motion 3** To Run Permanent Power and Water To The Tennis Courts For Events

Made By: Dominic Orlando / **Second By:** Jeff Nunnally / **Yea 5 / Nays 0 / Abstain 0**

***Motion 4** To Raise Handicap Full Hook-Up Fee To - \$10.00 For Disconnection And \$10.00 For Connection, For A \$20.00 Site to Site Move and/or In and Out Of Storage. Must File Yearly Handicap Vehicle Registration or Letter From Doctor In Office To Use This Service.

Made By: Thurman Carpenter / **Second By:** Jeff Nunnally / **Yea 5 / Nays 0 / Abstain 0**

***Motion 5** To Pay A \$300.00 Cash Referral Fee For Memberships Sold At Full Price Through The Front Office

Made By: Thurman Carpenter / **Second By:** Dominic Orlando / **Yea 5 / Nays 0 / Abstain 0**

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 Talking About Paving, Will We Be Consulting An Engineer / Watershed Expert About Laying Out The Park For Water Run-Off and For Future Generations

Answer: By Randy / We Are Working On Jetting All Culverts And Pipes Now To Try And Ease Some Of The Runoff, But Yes As We Move Forward Into The Paving Aspect We Will Be Consulting With Both We Hope.

No More Question By Owners

Motion 6: to Adjourn

Made By: Jeff Nunnally / **Second By:** Thurman Carpenter / **Yea 5 / Nay 0 / Abstain 0**

Yvette Dunford

Secretary

Unicoi Springs Camp Resort