

**Unicoi Springs Camp Resort**  
**Board of Directors Meeting Minutes**  
**June 17, 2022**  
**Activity Building 9:00am**

**Board Members Present:**

Randy Frame

Thurman Carpenter

Becky Manley

Yvette Dunford

Jeff Nunnally

Dominic Orlando

**Absent:** Avery Smith

**Call To Order:** Randy Frame

**Pledge Of Allegiance:** Randy Frame

**Prayer:** Thurman Carpenter

**Business Managers Report June 16, 2022 Kris Hatch / By Becky Manley**

Maintenance Fees Collected As Of May 31, 2022 \$1,078,429.04

Maintenance Fees Collected As Of May 31, 2021 \$921,146.13

Accounts That Owe For The Following Years:

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

2018: 7 Accounts

There Are 49 RV Storage Spots Available. (down 20 from last month)

There Are 7 Golf Cart Storage Spots Available. (down 1 from last month)

Rentals Occupancy Remains Great At 207 Nights In May.

**Treasurer Report For June 17, 2022, 2021 BY Becky Manley:**

- I. Reviewed And Audited Check Ledgers And Cash Summary For May 31, 2022
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$628,026.99 As Of May 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 \$39,984.08
- V. The Bank Balance In The Operations Account Is \$33,002.01
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$157,899.10. (earned \$39.19 YTD)
- VII. Rabun County Bank With A Balance Of \$79,865.39 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: Thurman Carpenter**

- \*Down One Employee In Maintenance With Another Going To Part Time
- \*Maintenance Is Trying Caught Up Enough To Start With Heavy Weed Eating And Grounds, Repairs To Decks As Needed And/Or Reported.
- \*We have A Good Crew That Work Hard And Well Together To Accomplish As Much As They Can Everyday.

**Updates: Randy Frame**

- \*We Had Hoped To Be Completed With The Bathhouse 1 and 5 Project By Now But With Supply Issues On Shower Stalls, We Are Meeting With Contractor To See We Are With This Now. We Hope To Start Right After Labor Day So It Can Be Completed By Halloween.
- \*Garbage Dumpster Enclosure Is Complete And Concrete Is Scheduled To Be Poured Before 4<sup>th</sup> Of July Week.
- \*Culvert Pipe At The Chapel Will Be Installed Before 4<sup>th</sup> Of July Week
- \*Point Of Sale System Should Be Install, Train And Get System Up And Running By The 4<sup>th</sup> Of July Week.
- \*1<sup>st</sup> Of Many Online Reservation Planning And Information Gathering Meeting Scheduled For Following Week. These Will Meetings Take Place As needed While They Build Program For Us.

**New Business: Randy Frame**

- \*We Held Annual Employee Reviews
- \*Banking Updates And Paperwork That Was Lost At The Bank
- \*We Will Be Asphalt Patching In Areas
- \*We Have The Money To Begin The Paving Project Part 1 This Fall. We Will Be Start Getting Bids Soon.
- \*As With Everything You Are Seeing In Your Personal Lives, We Are Feeling Here Too. Many Of Our Supplies Have Doubled If Not Tripled. We Are Trying To Keep Everything Rolling With Each Department Being Very Mindful Of Pricing

**Updates: Jeff Nunnally**

- \*Blossman Gas Has Already Been Out And Started On The Dispensary, So That We Will Be Able To Fill Propane Bottles Even If The Power Is Out. The Second Phase To That Is To Get Generator Set Up To Power The Office And Security As It Can Not Operate Without Power Either.
- \*Finished Up The Painting In Office, Adding New Shelving And Finishing Touches
- \*Furniture In The Rentals: We Have Gone Through All Rentals As Of This Date With The Exception Of #13. We Have Replaced The Bad Pieces Of Furniture, Have Work Ordered For Maintenance For Repairs In Some, Checking Mattress Sizes In A Couple For Replacement Along With New Mattress Pads And Blankets.

\*Dominic Orlando And Mike Dunford Have Jumped In And Started Washing Some Of The Rentals And Maintenance And Any Volunteers That Would Like To Help Finish Them Up.

**Activities: Yvette Dunford**

\*Memorial Day: BBQ Was A Huge Turn Out, Over 300 Plates Served. With All Pre-Sale Tickets With Cash Sales Of Left Over Meat In Quart Size Bags For A Zero Waste Event. The Water Slide Was A Big Hit Along With Ice Cream, Bingo, Paddle Bean Auction, Family Game Night. Thanks To All That Came And Volunteered (it can't be done without you)

\*4<sup>th</sup> Of July: We Are Looking For Volunteers To Help With Kitchen, Parade and Site Judging, Inflatables, Street Dance and Any Other Areas.

\*Please Check Facebook, White Board By Security, Reader Board At Park Entrance Or Activity Sheets Week Long Holiday Events.

\*We Had An Owner Donate Money To Cover 6 More Lounge Chairs For The Pools And Couple More Owners Donated 3 More Umbrellas and Bases. This Is On Top Of What The Park had Already Purchased Before Season. So Our Pool Decks Are Looking Good.

**In Closing: Dominic Orlando**

\*Please If You Have Any Time Available And Would Like To Help Out In Any Areas Of The Park, Get With Kris or Tim. This Could Be Anything From Pressure Washing, Weed Eating, Splitting Wood, House Keeping, Or Just About Anything That Goes On Area The Park For General Upkeep.

\*Organized Work Day A Couple Times A Year

\*If Anyone Know Of Anything That Needs To Go Into Newsletter It Will Go Out In August

\***Motion 1** To Approve Minute From May 20,2022 Meeting

**Made By:** Jeff Nunnally / **Second By:** Dominic Orlando / **Yea 6 / 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

Questions: Will New Reservation System (when up and running) Be Able To Store Emails For Mass Mailings For Newsletters and Online Voting For All Who Opt In?

Answer: By Randy / Yes, But We will not be leaving anyone behind. If You still Want to phone in and get for Mailings By USPS you will be able to.

Question: Is The Point Of Sale System We Are Talking About A New System?

Answer: By Randy / Yes It A Clover System And Will General Itemized Tabs For System Printed Receipts. The total cost is about \$4,000.00 and will save office hours as it works in conjunction with our quickbooks systems.

Question: The Monthly Minutes And Site Information On The Webpage Is Out Of Date

Answer: By Randy/ Yes, This was recently brought to our attention and we have contacted the company that is to handle this for us. After each meeting minutes are turned into the office to be send to them as are they turned over to be post on the Board Of Director Facebook Page. We Hope in us reaching out to them on this they will have these issues corrected shortly.

Question: Is there any way possible that we could have a carwash under the Smoker Shed?

Answer: By Dominic / We Spend a lot of time cleaning just from rain water run off and you cant have car wash run off running through there too, also operate from a well system. There are car washes that offer monthly passes in Cleveland and surrounding cities.

Question: Does This Park Adhere to Roberts Rule Of Order

Answer: By Randy / We Try of best to follow them as closely as possible. I am sure none of all of us know them inside and out.

Question: Can the floor make a motion and have it voted on right then.

Answer: By Randy / No, you can write a letter to the board or ask to meet with the board and it can be discussed for the next meeting unless it is an emergency issue and has to be delt with sooner.

Question: Is The Thursday Work Session Meeting Open

Answer: By Jeff / No, We work pretty much every single day on behind the scenes researching, quoting, interviewing, and all of this is before the 4 to 5 hours we spend the Thursday before the open meeting hashing through it all to streamline for you at the meeting.

**Jeff:** We Strive daily to meet the vision that the Board discussed in our 1<sup>st</sup> meeting, that was to make updates, upgrades, and fix major along with minor fixes in all areas in the park as a whole. To be responsible, mindful, open and have done our due diligent before spending money. We are a board that is here to serve the Entire ownership of this park and to keep it moving forward not standing still.

Question / Statement: Love Seeing the way all of this is going and my only complaint is that I have nothing to complain about.

Thurman: Thank You

**Randy:** We thank you all for your questions and we have followed with meeting as they were ahead of us but will follow up on procedure guidelines. We can not change anything that is Covenant and By-Laws without 2/3 vote. We have more dead (uncollectable deeds) that stops this from happening at all at this point. There is a lot of work being done to maybe get out of this situation in the future.

No More Question By Owners

**Motion 9:** to Adjourn

**Made By:** Jeff Nunnally / **Second By:** Dominic Orlando/ **Yea** 5 / **Nay** 0 / **Abstain** 0  
(Becky had to leave early)

Yvette Dunford

Secretary

Unicoi Springs Camp Resort