

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

**Board Members present:**

Randy Frame

Jeff Nunnally

Yvette Dunford

Danny Candler

Dominic Orlando

Rich Wistrom

**Absent:** Becky Manley

**Call to Order:** Randy Frame (turn off phones, limit talk conversation between yourselves and limit coming and going. If you have question or comment please hold them and you will be given time at the end. Thank You

**Prayer:** Jeff Nunnally

**Pledge Of Allegiance:** By All

**Welcome:** Randy Frame

We are a strong board with strong personalities, but we mesh well together. We have like minded goals to keep moving forward with the progress with the upgrades and repairs we started last year. We hope everyone will know that we will continue to serve with the best interest of the park as a collective whole in mind. There are well over 2000 members we have be task to work for all 2000+ members not just small groups and/or fractions of the members. We thank you again for allowing us to serve.

**Introduction Of New 2022-2023 Board Of Directors: Randy Frame**

Randy Frame – President / Jeff Nunnally – Vice President / Yvette Dunford – Secretary / Becky Manley – Treasurer / Dominic Orlando – Director / Richard Wistrom – Director / Danny Candler – Director

With that said, we meet for 7hrs crunching numbers, meeting with finance committee, crunching more numbers, setting meetings for renewing yearly contracts. We meet in November and then there is not meeting in December so we have to get meeting with Asphalt Company and Roofers done and on the books before we come back in January.

**Treasurer Report for October 21, 2022 by Yvette Dunford for Becky Manley:**

- I. Reviewed and audited check ledgers and cash summary for September 30,2022
- II. Reviewed payable receipts

- III. The bank balance in investments account is 446,939.04 as of September 30,2022. We transferred 125,000.00 into Operations and Payroll.
- IV. The bank balance in Payroll is 34,650.33 and 40,000.00 was transferred to this account.
- V. The bank balance on Operations account is 63623.72 and 85,000.00 was transferred to this account.
- VI. Pinnacle Bank Formerly Southern Bank and Trust earned 75.93 YTD with a balance of 157,922.99
- VII. United Community Bank (formally Rabun County) with a balance of 79,878.41, 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. United Community Bank (3 matured CD's) Special Account 308,722.32

**Business Managers Report October 21, 2022 Kris Hatch / By Yvette Dunford:**

Maintenance Fees collected as of September 30, 2022 \$1,119,140.35

Maintenance Fees collected as of September 30, 2021 \$940,675.54

There is a total of 40 that owe for 2022 (29 owe all, 111 owe 2<sup>nd</sup> half or less). Invoices for next years (2023) Maintenance Fees will be going out in the middle of November.

Accounts owed for the following years:

2021: 13 accounts

2020: 7 accounts

2019: 4 accounts

There are 30 RV storage spots available

The are 23Golf Cart storage spots available

**Introduction of Committee Heads.**

**Dominic** – Amenities Committee, Grounds / Gardening Committee, Short and Long Term Recommendations, Water and Sewer

**Yvette** – Activities/ Events/ Ice Cream/ Kitchen Committees, Assist with Finance, Owner Relations

**Jeff** – Building Committee (bathhouses, infrastructure, clubhouse, activity bldg, ect), Technology

**Randy** – Safety Committee / Ambassador Program, Chapel Committee, Camper/ Golf Cart And Trailer Storage, Along with the Executive Committee for park and employee issues

**Danny** – Equipment Committee, Rental Trailers, Security Vehicle, Long and Short Term Projects, Social Media, Communications

**Rich** – Grounds / Gardening Committee, Covenants, Dead Deeds

**Becky** – Treasurer

**Old Business: Randy Frame**

A lot of what we do is driven or ruled by the covenants and by-laws. This park is going into it's 40<sup>th</sup> year so many of them items are very out dated but we have to follow until they are changed. Rules and Regulations can be changed and updated with the times and a lot of them are for safety reasons or to keep the flow of the park moving. Parking Permits, get a parking permit and it expires at 9am so call and get another one if needed. We spend to much time trying to track people down that just come in and park wherever and even leave the park. Check out time is 12 noon at the latest you need to be gone from your site by then. Since rules are governed by the State the 14day Homestead Exemption rule is one of them. You are only allowed to be on a site for 14days maximum, this means do not move your stuff early (the day or night before your reservation day). These are just a basic few the basic rules you can and will be fine for. Please with the new year take a minute for read up on the Rules and Regulations for the park. If you do get fined and believe it is wrong appeal it to the Board not facebook.

**Motion 1:** To approve Agenda for the Board of Directors Meeting for October 21, 2022

**Made by:** Danny Candler / **Second:** Dominic Orlando / **Yea** 6 / **Nay** 0 / **Abstain** 0

**Motion 2:** To purchase Demco 5<sup>th</sup> Wheel Hitch For Maintenance truck

**Made by:** Danny Candler / **Second:** Dominic Orlando / **Yea** 6 / **Nay** 0 / **Abstain** 0

**Motion 3:** To wave all Credit Card fees if 2023 Maintenance fees are paid with credit card in full by 12/31/2022 or receive a 3% cash discount if paid in full by cash or check by 12/31/2022

**Made by:** Danny Candler / **Second:** Rich Wistrom / **Yea** 6 / **Nay** 0 / **Abstain** 0

**Events Update: Yvette Dunford**

\*Tonight 10/21 is the last night this year for Kareokee, 6pm in Activity Building.

\*Tomorrow 10/22 Soup Supper at 6pm in the Activity Building, bring to favorite soup to share.

\*Friday 10/28 We will be starting out Halloween weekend out with Friday night smores, movie and popcorn on the front lawn at dark.

\*Saturday morning we will be serving full breakfast platter in the Activity Building from 8am till gone (\$6.00). Full activities start around 10am and will finish with street dance that evening, please see activity sheet for all events and times.

\*\* Once again everything we do here is done with volunteers and it takes many, many, many of you to step up whenever possible. You can contact me or Pam Wells or leave your name and number at the office or security and they will get it to me, even 30 minutes can make all the difference. Thanks and Happy Halloween.

### **Updates: Dominic**

\*As of January 1<sup>st</sup> 2023 we will be using new car wash bucket system, they will still be \$10 but there will be a \$20 refundable deposit required. All but two of our buckets have vanished over the course of the year so we will also be changing to a new color.

\*Please make sure that you have joined our Board Facebook page.

\*It is our responsibility as owners to know the rules, so if you see someone who maybe new and not know, just get them a friendly reminder or if it is a more serious issue notify security or the office.

### **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

1<sup>st</sup> Question: What Is A Dead Deed?

Answer by Rich: Someone who has not paid in 2 years then we can go after you legally to bring back into the office.

2<sup>nd</sup> Question: Is there anything we can do about dog poop in the dog park?

Answer by Randy: If we catch you it is a \$50 fine in in the park area, if you see someone leaving it snap a picture and give to security

3<sup>rd</sup> Question: Can you at this time the us what the increase in dues will be?

Answer by Randy: It is hard to say at this moment, we met 6 -1/2 hours yesterday and we still have to continue meeting directly after this to try and sum it all up and still get projects done, survive inflation and maintain a black budget at the end of the year. As soon as we have all the numbers in we will post on our Facebook page and it will be sent out with statements in the November Newsletter. Please remember that we are owners her too and have to pay the same things everyone else does so we look at these things very honestly.

4<sup>th</sup> Question: Thank you all for your service, as a new member I would like to know is it just the board who makes decisions on the dues?

Answer by Randy: First of all we meet with our Finance committee who shares budgets, and ideas on inflation, then we discuss any special projects we what to accomplish next year. Then of course we speak with department heads as to employee wages, the CPA, any yearly renewing contracts that will increase and some that we will just have to estimate. Then and only then do we the board as a whole put pencil to paper and come up with the numbers.

5<sup>th</sup> Question: Is there anyway we could have a dog wash put in?

Answer by Randy: There are many areas we would have to look at, location, wastewater run-off, funds, ect. If you could get a business plan put together and bring it to us we will be glad to look into it.

6<sup>th</sup> Question: Would a Dog Wash really be used

Answer by Dominic: Probably more that the Dog Park

7<sup>th</sup> Question: Could we put a dotation box at the wash to help offset the cost of water and gas. Then have everyone bring their own products for washing and know they have to cleanup after themselves.

Answer by Randy: Thank is a great idea if we can secure the cash box, have someone collect the .monies and make sure the area is clean. This would need to volunteers

8<sup>th</sup> Question: If no one is bringing in Tractor and Trailer for Hayrides on Halloween I would like to Volunteer myself, my tractor and trailer to do so.

Answer by Yvette: That would be awesome and the kids and adults will all be lined up to ride. Thank you very much and I will get with you afterwards to line it up.

No Further Questions

**Motion 4: To Adjourn**

**Made by:** Jeff Nunnally / **Second:** Dominic Orlando / **Yes 6 / Nay 0 / Abstain 0**

Yvette Dunford

Secretary

Unicoi Springs Camp Resort