

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
April 21, 2023
Activity Building 9:00am

Board Members Present:

Randy Frame

Jeff Nunnally

Yvette Dunford

Becky Manley

Dominic Orlando

Absent: Danny Candler

Call To Order: Randy Frame

Please turn off your phones, limit coming and goings along with conversation between yourselves. If you have any questions or comments please hold them and you will be given time at the end.

Prayer: Jeff Nunnally

Pledge Of Allegiance: By All

Business Managers Report April 20, 2023 Kris Hatch / By Becky Manley

Let Me Start By Saying: **USCR remains debt free and all projects are paid as we go.**

Maintenance Fees Collected In March 21, 2023 \$1,078,279.27

Maintenance Fees Collected As Of March 31, 2022 \$935,116.02

There Are 169 Accounts That Have Not Paid The 1st Half Of The 2023 Dues

Accounts That Owe For The Following Years:

2022: 24 Accounts

2021: 8 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 45 RV Storage Spots Available.

There Are 21 Golf Cart Storage Spots Available.

AMENITY FEE (monthly transfers)

50% Bathhouse \$3,388.50

50% Roads Account \$3,388.50

ON/OFF and RENTAL INCOME

25% Savings Account \$4,011.25

Treasurer Report For March 17, 2023 By: Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For March 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$700,622.57. This Is After We Transferred \$455,000.00 Out Of This Account Last Month. Here Is The Break Down
 - *\$250,000.00 Paid Back Into Our Savings Account For Road Project
 - *\$80,000.00 (\$60,000.00 is our regular monthly transfer and the new laundry)
 - *\$40,000.00 (regular monthly payroll)
 - *\$65,000.00 (commercial insurance policy for year and painter)
 - *\$10,000.00 (deposit on new windows for clubhouse and activity bldg.)
 - *\$10,000.00 (worker's comp insurance or the year)
- IV. The Balance In The Payroll Account Is \$29,715.94
- V. The Bank Balance In The Operations Account Is \$6,675.92
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,151.75
- VII. The Balance In Camper/Vehicle Account \$79,910.98 (with 25% of 2022 on/off fees, rental \$58,000.00 to be moved into this account)
- VIII. The Bank Balance In The Bathhouse Fund Is \$36,000.24
- IX. The Bank Balance In The Roads and Special Project Fund Is \$23,950.24
- X. The Balance In Savings \$313,777.90 (this is after \$250, 000.00 was moved back into this account)

Randy: Thanked Becky And Again Confirmed That All Upgrades And Improvements Being Done In The Park Are Being Paid For In Full As We Go. We Have Also Been Receiving Lots Of Folks Coming Out And Volunteering For These Major Projects And There Have Been Many.

Update Grounds: Dominic Orlando

- * Working On Repairing Decks And Handrails (anytime we can replace wood with concrete we will)
- * White Paint On Curbs As You Enter And Exit By Security Is A Primer And Curbs Will Be Painted Yellow As Soon As Weather, Traffic and Time Allows As It Will Take Many Hours For The Paint To Cure
- * Will Also Be Looking To Clean Up Front Area Around Security As Time Allows Also.
- * Lots 198 and 199 Are Scheduled For New Decks
- * There Are So Decks/Patios That Are In Need Of Repair/Replacement And We Are Working On Them. Our Priority Is Safety So the Repair/Replacement Is Mostly Determined By This When IT Come TO The Next Ones In Line.
- * We Are Always In Need Of Volunteers In All Areas Of The Park. Please Get With Tim, Roy or A Board Member IF you Would Like to Help
- * We Want To Thank All That Have Already Helped, We Have Accomplished Some Big Projects Together.

Updates Activities: Yvette Dunford

*Easter Was A Rainy Mess But We Managed To Have Some Fun In the Clubhouse. Kids All Seemed To Enjoy Their Day

*Spring Break Was A Sign Of The Amount Of Kids In The Park. We Keep Talking About The Turn Over Of Owners And The Younger Dynamic And Boy Did It Show, These Are Exciting Times.

*Going Into Spring Break I Think We Had 3 Basketball, A Bunch Of Tennis Balls Along With Various Other Items. Parents, Please Talk With Your Kids About Returning Items To The Cabinet So Others Can Use Them Too. Last Year We Had Roughly 300 Golf Balls For The Putt Putt And Last Week We Had 1 left. All These Items Are Expensive And To See Kids Throwing Golf Balls/ Tennis Ball In The Creek, Tennis And Other Items In The Rain Hurts Everyone. If Anyone has Anything They would Like To Donate That Would Be Great And If The Kids In Your Family Are Serious About Basketball Or Tennis They May Want TO Bring Their Own Equipment.

*We Will Be Removing The River Rock Area Between The Clubhouse and The Pool, Pouring Concrete And Adding Giant Checkers/Chess Set And Some Other Outdoor Games.

*May 20th Homecoming Dinner With Live Music On The Lawn That Evening So Please plan to bring 2 sides for lunch and come back up to front lawn with chair or blanket that evening.

*Memorial Day Weekend Will Start Our Summer Season With BBQ, Parade, Blowups, Ice Cream And Saturday Night Concert On The Lawn. WeLook Forward To Seeing Everyone There.

*This Is Also The Beginning Of Our 40 Year Celebration With Concerts and Special Events So Please Watch The Board Of Directors Page, Activity Sheets or Announcement Boards.

*Our June Board Meeting Will BE Held On Saturday the 17th and We Will Be Have A Concert That Evening As Well

Please We Need Volunteers For Every Aspect Of Every Event In This Park, It Only Takes An Hour Or 2 To Help Keep These Events Going

General Updates: Jeff Nunnally

*Anyone Here For The First Time In A While? Do You Notice Any Changes? It Has Been A Very Busy Winer And Early Spring. We Have Painted, Roofed, Guttered, The Clubhouse, Security and Activity Bldg. We Are Waiting On The New Windows. The Old Ones Have Just Done Their Time And Are Worn Out.

*Sea Wall Has Been Built And The Dredging Of The Lake Has Begun. That To All Of The Volunteers That Came Out And Helped With That It Saved Us Some Money.

*In Time When All Of The Sea Wall Back Fill Dries Up We Will Have New Green Space And Be Able To Plant Grass And Such For Picnics, Fishing And Some Remote Control Boat Races.

*Please We Still Need Email Address, This Is What Is Holding Up The Online Reservation System. Your Email Will BE Your USERNAME, We Are Still Missing Over 900. We Will Never Sell Or Release This Information

*The New Generator Has Been Installed By The Office And Blossman Gas Will Be Out To Install Tanks. This Will Help Assure That In A Power Outage We Will Have Lights In Clubhouse An That Security And The Office Will Be Able To Operate

*I Too Would Like To Thank All The Volunteers, It Has Made Sure A Difference With The Things We Can Get Done.

New Business: Randy Frame

The USCR Ambassador Program Will Be Headed By Johnny Simmons And Will Be A Program Of “Owners Helping Owners” This Will BE A New Program Of Owners Helping Other Owners With Small Things That Are Not Maintenance Issues, Helping Security By Being Extra Eyes And Ears. If Anyone Is Interested In More Information Please Contact the Office Or A Board Member And Will Get You In Touch With Johnny.

***Motion 1** To Approve Minutes From The March 17, 2023 Meeting

Made By: Dominic Orlando / **Second By:** Becky Manley / **Yea 5 / Nays 0 / Abstain 0**

***Motion 2** Blossman Gas For Set-Up At New Generator.

Made By: Jeff Nunnally / **Second By:** Becky Manley / **Yea 5 / Nays 0 / Abstain 0**

***Motion 3** Remove River Rock By Lower Pool And Concrete For Expanded Outdoor Activities

Made By: Yvette Dunford / **Second By:** Becky Manley / **Yea 5/ Nays 0 / Abstain 0**

***Motion 4** Approve Pass Security Consultants, LLC As New Security Company. Contract Effective May 1, 2023

Made By: Becky Manley / **Second By:** Jeff Nunnally / **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: Will Gas Tank For Generator Be Under The Windows At Sie Of Clubhouse

Answer: By Jeff / Yes, There Is Not Enough Pressure To Pull Form The Tank On The Backside Of Building

Question: Thank You All And For The Great And Strong Financial Information. Do You Know Yet What You Will Be Looking At For Annual Increase Next Year.

Answer: By Randy / I Do Not Have A Solid Answer On This Yet. It Is Something We Get Together In September/October About But We All Feel Very Strongly About Keeping Dues A Low As Possible With Still Being Able To Operate In The Black Budget.

Question: Why Not Just Increase The Nightly Fee If Needed

Answer: By Randy / It Is Impossible To Plan A Budget On Unknown Monies. The Nightly Fee Is Not A Stable Number To Work From. I Again Can Say That We are Going T Do Everything We Can To Keep The Maintenance Fee Down.

Question: When Are You Going TO Start Reservation System?

Answer: By Jeff / We Are Still Working On Getting Emails While The Writer OF The Program Get The Last Few Things Ready TO Roll Out. When This Happens Only The Girls In The Office Will Have It TO Start As They Build Our 60 Day Reservation History And Work On Bugs That May Come up. We Are So Close That IS Looks Now The Office Will Be Live Before Mid-June.

Question: Will The Software Program Look Like That Of Other Campgrounds Sites.

Answer: By Jeff / The Short Answer Is Yes. You will BE able to See Days Available, Size, Hook up Ect. But With That Said Our Campground Has Many Guidelines We Have To Follow That Public Campgrounds Do Not

Question: Did The Volunteers That Help Build The Seawall Help Save Any Money

Answer: By Jeff / Yes, It Did, Johnny Kept Up With The Man Hours And Turned It Over For Discount Off Of The Final Invoice.

Question: How Many Usernames And Passwords Will Be Allowed

Answer: By Jeff / Only (1) Username (email) Per U Number.

Statement By Owner: Follow All Posted Traffic Signage In The Park. You Can And Will Be Fined For Not Obeying. This Goes For Kids On Bike And Scooters Too. Rules Need To BE Followed For The Safety And Enjoyment Of Everyone In The Park. Visitors And Kids Are The Responsibility Of The Owner And Should BE Informed Of The Rules.

Answer: By Randy / These Traffic Signs And Rules Have Been Put In Place For A Reason And That Is To Help Enhance The Safety And Camping Enjoyment Of Everyone. When This Park IS Full You Can Figure There Is Close To 1500 People of All Ages Trying To Move Around In Cars, Golf Carts, Bikes, Scooters And The Ones Who Like To Walk. Not Paying Attention Or Not Following The Rules Could Result In Accidents. I Promise You Folks Kids DO NOT PAY ATTENTION, SO you Have To Pay Extra Attention. Yes, Fine Will Be Imposed On Rule Breakers SO Please Make Sure Everyone IN Your Party Understands. Safety Is Our Number One Goal.

No More Questions Or Statements By Owners

Motion 4: to Adjourn

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

Yvette Dunford

Secretary

Unicoi Springs Camp Resort