

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
February 18, 2023
Activity Building 11:00am

Board Members Present:

Randy Frame	Jeff Nunnally	Yvette Dunford
Dominic Orlando	Danny Candler	

Absent: Becky Manley / Rich Wistrom

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

Introduction Of Board Members: Randy Frame

Treasurer Report For February 18, 2023 By: Yvette Dunford for Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For January 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$945,316.80 As Of January 31, 2023. 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 \$18,273.14
- V. The Bank Balance In The Operations Account Is \$12,052.35
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,026.82.
- VII. The Balance In Camper/Vehicle Account \$79,865.39
- VIII. The Bank Balance In The Bathhouse Fund Is \$30,785.24
- IX. The Bank Balance In The Roads and Special Project Fund Is \$28,735.24
- X. The Balance In Savings (from cd's after borrowing to Pay Roads) \$63,748.80
- XI. All 2022/2023 Transfers will be completed and covered by Becky in next meeting

Business Managers Report February 18, 2023 Kris Hatch / By Yvette Dunford

Maintenance Fees Collected In January 2023 \$212,484.70

Maintenance Fees Collected As Of January 31, 2023 \$786,967.01

Maintenance Fees Collected As Of January 31, 2022 \$647,353.34

As Of February 16th Maintenance Fees Collected For 2023 \$857,872.52

Accounts That Owe For The Following Years:

2022: 25 Accounts

2021: 8 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 47 RV Storage Spots Available.

There Are 25 Golf Cart Storage Spots Available.

Rentals Occupancy Remains Great At 74 Nights In January, that is up 2 over same time last year.

Update Grounds: Dominic Orlando

*Continue to work Around The Front With Painting Curbs

*Mulch Will Be Delivered For Playground, Beds By Pool And Front Entry Area

*Working On Repairing Decks And Handrails

*Pressure Washing Decks And Concrete Pads

*Washing Campers

*Firewood Needs To BE Split and Delivers To Pit Areas

*Beginning Surveying For Road Signage

*Always Need Volunteers In All Areas Of The Park. Please See Tim in Maintenance or a Board Member And We Can Find Something For All Levels Help.

*Thank You

Updates Activities: Yvette Dunford

*Valentines Dinner / Dance was a HUGE Success. Beautiful Decorations thanks to all that help put them up and take them down and Good Food Thanks To The Men on The Grill And The Many folks that helped in the kitchen and the cleanup process. We Had Live Music From Cotton Eyed Joe and Our Own Singing Security Guard James Clark Stepped Up And Sang A Few Songs. Lots Of Fun For All

*Our Next Big Event Will Be Easter Egg Hunt On April The 8th So Please Keep This In Mind

*Pool Is Tentatively Scheduled To Open May 11th

*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 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

*Please Remember That All These Events Are Run By Volunteers So Please Help Where And When You Can. It Takes An Army To Pull Off Some Of The Holiday Events.

*We Are Still Taking Collections For The Sun Shades For The Playground, But Are Going TO Move On Getting Them Ordered And The Poles In Production

Thank You

Updates: Danny Candler

*More Of Our Security Cameras Have Come In and We Will Be Working On Getting Them Installed In Different Area Of The Park And We Will Have Them Installed Outside Of Every Bath House.

*We DO NOT Use Facebook Messenger With Our Official Facebook Page. Our Email Is

USCRBOD@gmail.com

*If You Don't DO Facebook Please Get Me Your Email Address And I Will Be Sending Out Maas Email With The Same Information That IS Posted On Facebook. So If You Would Like An Email Please Get That To Me Either In Person Or By The USCRBOD@GMAIL.COM address.

*Thank You.

General Updates: Jeff Nunnally

*Email Address Is What You Will Need To Make Online Reservations Once It IS Up And Running So Please, Please Help Us Get Up To Date And Make Sure We Have Your Correct Email. You Will Not Be Able To Make Online Reservations Without An Email As This Will Be Your USER ID.

*Met With Insurance Agents To Get Quotes For Insurance Renewal On April 1st.

*Met With Contractor To Look At Repairing A Couple Of Locations Where The "Springs" In Unicoi Springs Are Causing Problems, Mainly In The Road In Front Of Lot 76. So We Will Be Looking At Quotes On Getting That Fixed Correctly.

*We Have A 2-1/4 Acre Pond That May Or May Not Have Been Dredged In The Past But We Have \$-6 Feet Deep Of Rotting Muck In The Bottom. So We Met With A Company To See About Getting The Info We Need To Bring The Health Back To The Head End. The Fountains Are Doing Their Job At The Dam End.

*Painting Going On With All 3 Of The Main Entry Buildings. We Have Completed The Fascia And The Gutters Will Go Up Once Painting Is Complete. Hopefully We Will Have Some Nice Weather And BE Able To Get This Completed Soon.

*We Hope Everyone Has Noticed The New Asphalt That Has Gone Down And Will Be looking To Finish Up In Some Other Areas This Fall. There Are Some Areas That Will Be Getting Gravels Along The Edges To Help With The Finish Look. But Like Everything Else We Are Looking Toward Nicer Weather To Be Able To Put The Finishing Touches On.

*Satellite/Cable Guys Have Been In And Working On The Decades Old Lines So Please As You Come In The Park Rescan Your Tv's.

*Online Reservation System Is In The Down Hill Run OF Development and we hope To Be In The (Office) Live Test Stages In The Next 4 to 6 weeks. Once Again We Will Have To Have Your Email For You TO BE Able To Use This System, So Please Get It To Us.

*Laundry Area Will Have All New Equipment With Some Of The Old Equipment Moving Into The Housekeeping Area.

New Updates: Randy Frame

*WiFi Has Been Upgraded Throughout The Park, They Are Still Working With It And Will BE Looking Once Leaves Come Out To Make Sure Line Reception Lanes Are Open. Testing An Extender Through The Wifi Company That May Boost Your Camper. This Would Not Be Handled Through The Park But With Wifi Company Directly. More Info At A Later Date.

*Please Do Not Bring In Your Home Routers Or Extenders They Do Not Work Here And Back Feed With The Systems And Cause Big Issues For Others

*We Are Trying To Move In The Direction Of Emailing Along With The Reservations System Online, But If You Do Not Use Computers You Will Still BE able To Carry On As You Have In The Past.

* As Many Of You Have Noticed That Our IT Company Has Not Done A Good Job Of Keeping Our Website Current So We Will Be Moving On To Another Company That Does Want Our Business And Not Just Our Money.

*As We Come Into Season Please Remember With Keep Up With You Kids, Pets And Guest. Please Help Educate Them (not the pets) On The Rules And All Traffic Signs (bikes and scooters included) So We All Have A Safe And Wonderful Season.

* We Are Moving Forward With The Background Checks For New Owners. This Is Something That R Ranch, Mountain Lakes and Others In The Area Are Doing. Once Our Lawyers Gives Us The Go Ahead We Will Move Forward. The First Thing We As A Board Think Of Is Safety, This Is Not A Fix All But It Is A Step In That Direction. The Cost Of This Will Fall On The Seller/Buyer.

*U#’s Must Appear On All Golf Carts, Bikes, Scooters, Trailers, Ect. Golf Cart Insurance Has Been A Rule For Years So Please Make Sure You Take A Copy Of Your Policy To Office And Get Your Sticker.

*If You Have Issues With A Site Please Fill Out Site Report In The Office Or After Hours In Security

*Security Will Be Training On Our Pay System, So You Will BE Required To Pay At The Time You Check In. The Days Of People Coming In After Hours And Leaving Before Paying Is Coming To An End. We All Have To Pay And You Will Need To Pay At Check In No Matter What Time It Is. So Please Come Prepared To Do So. The Rules Of This Park Are If You Owe Money You Can’t Make A Reservation and If You Owe Money Now You May Get A Call Asking You TO Pay Or Reservations May Be Canceled. We Are Not A Financing Company.

*There Is A NO BULLING Policy In The Campground, That Means Everywhere From The Office To Social Media. This Is ZERO TOLERANCE And Goes For Anyone In The Park Or Employees.

*If You Are A Coast To Coast Member You Will Now Be An Orphaned Member For A Year A You Look For Another Park To Use As You Home Base. We Had Many Reason For Dropping Them But Issues Of Not Follows Our Rules (with No Recourse) And Taking Us Space Our Owners Could Use Were Just A Few.

With This All Said We Will Move On To:

***Motion 1** To Approve Minutes From The January 20, 2023 Meeting

Made By: Danny Candler / **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: What Bank Is The Savings Account Where The Cash Out CD Are?

Answer: By Yvette / United Community Cleveland, GA

Question: Where Does The \$5.00 Golf Cart Sticker Fee Go? The Park Looks Great...

Answer: By Randy / Into The Roads And Special Project

Question: When Do You Want Emails For Owners?

Answer: By Danny / Today, I will Have A sheet Up Here After The Meeting

Question: When Will The Minutes Be Up To Date On Web Page?

Answer: By Randy / We Have Hired A New IT Company To Get That Taken Care Of As Soon As Possible, But The Are Also Posted Within Days Of Being Approved Of The Official Facebook Page And Hard Copies Are In The Office Also

Question: Have You Thought About Reaching Out To Colleges And High Schools To Work In The Park?

Answer: By Jeff / Yes We Have Notified Local Colleges (Truett and N. Ga) In The Area, No So Much For Maintenance But For The Office

Question: What Do We Have To Do To Get 5 Star Rating Back In The Park?

Answer: By Randy / 5 Star Was A Coast To Coast Rating And Every Entity Has Their Own Way Of Rating And The Are All Only As Good As The Paper They Are Written On. This Park Has Been Sitting Stale For So Long That We Hope You Can Just Look Around And See That We Are Working Hard To Build Our Own 5 Star Rating. This Is Not Something That Can Be Done Overnight But Is Being Worked On Everyday.

Question: When We Sign A Waiver To Help Work Is It By The Job Or A One Time Thing

Answer: By Jeff / No, It Is A One Time Thing

Statement: Thank You All For Not Just Trying To Please The Few But For Trying To Please The Park As A Whole And Working In The Best Interest Of The Whole Park And It's Future

Answer: By Board / Thank You **Jeff:** We Are A Board That Works Daily For The Entire Ownership Of This Park And To Keep It Moving Forward Never Standing Still.

Question: Is There Anyway To Look At Doing Quarterly Payments?

Answer: By Randy / We Are Bound By Covenants And By-Laws, But On A Bigger Note We Would Not Be Able To Really Do Budgeting But Will Be Glad see If We Can Get You Answers If Even Legal

Question: Are Dues Due Twice A Year?

Answer: By Randy / No, Dues are Due On January 1st Of Every Year. But Can Be Broken Down With ½ Being Due In January And ½ Being Due In April. But If First ½ Is Not Paid By January 31st You Will Not Be Allowed Into The Park And A Late Fee Will Be Assed. This Is Not New It Has Been This Way For Years.

Question: Is There Anyway To Add More Fire Rings Around The Park?

Answer: By Randy / I Believe This Is A White County Thing

Question: Can Memberships Be Turned Back In And Then Sold For A Discount?

Answer: By Randy / I Do Not Know The Answer To That And Will Have To Get With Lawyer On That

Question: Once Reservations System Is Going Will Newsletters Go Out That Way?

Answer: By Danny / Yes, The End Goal Is To Have As Much As Possible Go By Email From Billing, Reservations, Newsletters And Even Special Events.

Question: Will There Be Any Special Sale Of Memberships From The Office This Year?

Answer: By Randy / We Have No Plans For Any Since We Did Not Go To RV Show

Question: Is The Camper Storage Area Covered?

Answer: By Randy / No None Is Covered

Question: Is There A Way We Can Buy Colored, Laminated Site Maps?

Answer: By Randy / Yes, We Can Have The Office Get Some Of Those Done For Purchase

Question: Are You Shopping For Better Interest Rates At The Bank?

Answer: By Randy / Yes, We Actually Were Just Told About A Couple Of New Account Lines I Am Sure Becky Wil Be Checking Into

Question: During The Winter Storm We Called The Office To See If We Could Be Moved But Were Not Able To Be.

Answer: By Randy / These Were Time Like We Had Never Seen, Not Only Was The Temperature Down To 0 It Fell During The Holidays when We Are Short Staffed Anyway. We Only Had X Number Of Spots With Water And Way More People Without SO There Way No Way To Let Some Move And Not Others. I Believe We Learned So Much And Should We Ever Have To Deal With Temperature That low For That Long Again We Will Be Better Prepared.

Statement: Thank You For All You Are Doing And The Long Volunteer Hours You Put In
Answer: By Board / Thank You

No More Question By Owners

Motion 9: to Adjourn

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

Yvette Dunford

Secretary
Unicoi Springs Camp Resort