

**Unicoi Springs Camp Resort
Board Of Directors Meeting Minutes
January 20, 2023
Activity Building 9:00am**

Board Members present:

Randy Frame

Jeff Nunnally

Becky Manley

Danny Candler

Dominic Orlando

Rich Wistrom

By phone: Yvette Dunford

Call to Order By Randy Frame

Please turn off phones, limit talk conversation between yourselves and limit coming and going.

Prayer By Randy Frame

Pledge Of Allegiance: By All

Welcome By Randy Frame:

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

Thank You

We did have our first work session meeting of the 2023 year yesterday, it was quite a long meeting, but we got a lot accomplished. If everyone can just look around, they can see all that is going on, the paving, the roof and fascia on all three buildings, the painting and gutters will be the next steps on those buildings as well to finish out the front entry area of the resort. We have a lot of other projects that are in the discussion and fact/cost stages. The Board this year and last have work so well together and for everything you see being done in the park there are so many hours upon hours of work being done behinds the scenes to even get it to that point. So please if you have time thank your board and the volunteers that make all of this happen every day.

Business Managers Report January 19, 2023, Kris Hatch / By Becky Manley:

Maintenance Fees collected as of December 31, 2022 \$562,363.81 (1,100 accounts)

Maintenance Fees collected as of December 31, 2021 \$385,490.50 (701 accounts)

As of January 19, 2023

Maintenance Fees Collected For 2023 To Date \$667,323.14

Accounts owed for the following years:

2022: 32 accounts

2021: 12 accounts

2020: 07 accounts

2019: 04 accounts

for total of 55 unpaid accounts out of over 2133 (the office is trying to collect on these)

There are 50 RV storage spots available.

There are 27 Golf Cart storage spots available.

There are 3 Utility Trailer spots available.

The 2022 Resort Wide Inventory Is Now Complete With No Discrepancies

Housekeeping Is Fully Staffed And The Winter Deep Cleaning Of Rentals Has Begun

We were down 378 nights over 2021 (with rental 41 (cabin) being the favorite at 160 nights)

Treasurer Report for January 20, 2023, by Becky Manley:

Let me start by saying that all the improvements and working being done around the resort both last year and this year are completely paid for at the time of the work. We owe NO ONE ANY MONIES.

- I. Reviewed and audited check ledgers and cash summary for December 30, 2022
- II. Reviewed payable receipts.
- III. The bank balance in investments account is \$882,503.00 as of December 30, 2022. In January We Move Funds Into The: Road/ Special Project, Bathhouse Accounts and Trailer/Vehicle Accounts Which Will Be Done By A Statement Of Work With The Office And Will Have Those Amounts In The Next Meeting. We transferred \$100,000.00 into Operations and Payroll (60/40)
- IV. The bank balance in Payroll is \$13,497.69 as of December 30, 2022
- V. The bank balance on Operations account is \$20,221.26 as of December 30, 2022 (this is the balance after all improvement check to date have been written) \$215,000.00 was transferred into here from special projects accounts.
- VI. Pinnacle Bank Formerly Southern Bank and Trust earned 166.91 YTD with a balance of 158,026.82.
- VII. United Community Bank (formally Rabun County) with a balance of 79,089.97, This is the camper/vehicle replacement fund.

- VIII. The Bank balance in the Bathhouse Fund is \$30,587.24 current (after Amenities fee split was deposited) (balance after bathhouse refurbish \$1000,000.00 draw was
- IX. \$3,532.00) (will also continue with all memberships minus maintenance fees sold though office also will deposit into this account)
- X. The bank balance in the Road Improvement Fund is \$28,735.24 (after Amenities fee split was deposited) (balance after \$70,000.00 draw was \$1,000.00)
- XI. United Community Bank (3 matured CD's) Special Account \$63,748.80 (previous balance before project transfers \$308,722.32)

We had these monies, and we are committed to doing the improvements that this park needs and we are also committed to start the rebuilding of these special project accounts as you can see we already have begun to do. None of the 2023 maintenance fees have been used at this point and we have over a million dollars, we work hard to be good stewards of our park and our monies.

Randy Frame:

We are in the campground business not the bank business, so we took the monies we had and invested back into our campground. It makes no sense to be sitting on money and the park in disarray.

Once the Asphalt company was on site, we worked a deal that saved on what they were doing and enabled us to complete the second phase of paving at the same time. Leaving us with only phase 3 left to complete. That net savings was close to \$40,000.00 over the initial quote which was huge and pretty much paid for the roof and so on as we move forward.

We offered a discount on maintenance fees paid in full by December 31,2022 and many owners took advantage of this.

We have met with New Accountant that will be working closely with Kris to get thing updated and entered the new current version of QuickBooks that will work with the online reservation system.

Grounds Update: Dominic

- *Have Started Checking On Pricing For Playground Mulch
- *Site Improvements Have begun In The 200's and Finishing Touches In The 140-150's
- *We Will Be Does Scattered Deck Repairs All Over The Park As The Season Gets In Full Swing
- *We Will Be Adding Security Light On The Back Side Of 111-117 Area
- *Tapering and Adding Finishing Touches To The Asphalt In Some Areas

Maintenance Update: Randy

- *Bathhouse 5 Will Be Getting A New Roof And Facia Work, This Will Complete This
- *We Are Standing Behind the Fact That Maintenance Need To Maintain and Contractors Need To Contract. This Is How We Will Get Things Done And Keep The Day To Day Moving Smoothly And Save Money In The Long Run
- *Still Waiting On Weather To Break Enough To Getting The Asphalt Stripping Finished

Event Update: Randy for Yvette

*Valentine Dinner Will Be The 11th And This Is A Ticketed Event With A Limited Amount Of Tickets So Get Them Soon. We Have Been Able To Lock In Pricing From Food Vendors And Will Be able to Keep The Cost At The Same \$15.00 Per Plate As Last Year.

*We Are Moving Ahead With The Sunshades For The Playground Area. We Have Had Some Donations To Help Offset Some Of Those Cost.

*There Will Be Several Events This Year To Celebrate Our 40th Anniversary Year So Keep An Eye On The Board Of Directors Facebook Page For Postings As They Become Available

Covenants and Dead Deeds: Rich

*We Would Like To Thank Kathy Carpenter For Her Years Of Service On This Committee And Wish Her And Thurman Safe Travels As They Take Off To Enjoy Traveling This Next Year. She Has Worked Hard And They Deserve The Very Best.

Facebook: Danny

*Continues To Be A Great Source Of Information For The Park, But This Is Not A Gripe Page And Any Such Comments Will Be Taken Down And Comments Turned Off. So Please Before You Ruin It For Everyone Think About What You Are Saying.

*We Are Working To Figure Out How To Fix The Road In Front Of Lot 77, It Is Our Understanding That There Is An Underground Spring That Is Eroding From Underneath.

*We Are Researching The Dredging Of The Lake To Clean Out All The Wash From Surrounding Areas. We Would Like To Come Back Then And Stock It And Maintain It As A Catch And Release Lake To Allow It To Become Healthy And Thrive.

*Lot 237 Is So Wet We Can't Get It To Pack To Be Able To Pour So We Will Continue To Work On That.

Present Motions: Randy

Motion 1: To Replace All Washer And Dryers In The Laundry (cost may rise slightly)
Made by: Danny Candler / **Second:** Dominic Orlando / **Yea** 7 / **Nay** 0 / **Abstain** 0

Motion 2: To Upgrade Wi-Fi Tower Antennas
Made by: Jeff Nunnally / **Second:** Yvette Dunford / **Yea** 7 / **Nay** 0 / **Abstain** 0

Motion 3: To Proceed With Adding 10 Security Cameras For Maintenance, Kitchen And Outside Bathhouses
Made by: Rich Wistrom / **Second:** Jeff Nunnally / **Yea** 7 / **Nay** 0 / **Abstain** 0

Motion 4: To Buy New Refrigerator For Office Breakroom And Donate The Mini Frig To Security
Made by: Danny Candler / **Second:** Rich Wistrom / **Yea** 7 / **Nay** 0 / **Abstain** 0

Motion 5: To Release Both Our Current CPA And IT Companies For Lacking In Service Performance And Communication

Made by: Becky Manley / **Second:** Dominic Orlando / **Yea 7 / Nay 0 / Abstain 0**

Motion 6: To Proceed Exploring Background Checks On All New or Repeat Deed Purchases With Defined Descriptions Of Felony / Misdemeanor As Defined By Attorney (we can not answer any question on this till have answers from attorney, so please let us learn what we have to and we will bring it back to you)

Made by: Jeff Nunnally / **Second:** Becky Manley / **Yea 7 / Nay 0 / Abstain**

Motion 7: Approved The November 2022 Minutes

Made by: Jeff Nunnally / **Second:** Danny Candler / **Yea 7 / Nay 0 / Abstain 0**

Motion 8: To Move Monthly The \$2.00 Fee (instead of yearly) ½ Each Bathhouse and Special Projects/Roads And The On/Off Fees 25% To Rental And Vehicle Account

Made by: Becky Manley / **Second:** Dominic Orlando / **Yea 7 / Nay 0 / Abstain 0**

Park Updates: Jeff

*Storm Hit Fiber Node In The Cable TV< We Since Have Had Them Come Out And Replace That
*Online Reservation System Is Closing In On Being Ready For The Office The test It. More To Follow As We Get Closer.

*Still Missing Some Emails That Will Be Needed For Reservation System And If The Credit Card Company Get Then The Information In Timely Manner We Could Be As Soon As 4 to 6 Weeks For The Office To Go Live With This.

Open Questions To The Floor:

*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

1st Question: Will The Background Check Be On All Parties (Husband and Wife)

Answer by Randy: We Are Only In The Beginning Of Research And Have To Get With Lawyer On Wording, Structure and Parameters. This Is Not A Fix All But A Beginning To Build From.

2nd Question: Is there Plans To Refurbish Rental Campers

Answer by Randy: Yes, We Replaced Some Furniture Last Year And Have A Check List That We Will Be Going By To Keep Things In Working Order This Year.

3rd Question: Is There A Way To Track Monies Last Or Made On Each Of Them

Answer by Randy: We Are In Talks About Tracking Just That. In Tracking Everything From Cleaning, Supplies, Propane And Maintenance Reports. It Is Wonderful To Say They Are A Great Source Of Income But It Has Never Been Tracked As To What The Cost To Maintain Them Are. This Will Be Something We Will Get More Into At Our Next Work Session

4th Question: Is Pam Wells Still Going To Be Yvette's Activities Chair

Answer by Yvette: Yes, Pam Is On Board For Another Year. Let's All Reach Out And Give Her A Hand When You Can And If Not Give Her A Big Thanks For All She Does. She Is An Amazing Part Of This Park And Gives Her Heart And Soul To Make Events Fun For All. We Still Need Volunteers For Every Single Event We Have In This Park.

Comment By Randy: Folks If You Don't Volunteer, Please Don't Come To Us And Complain About There Not Being Enough Volunteers For An Event. (yes this did happen)

5th Question: If I Choose To Purchase One Of The WiFi Routers, Is The \$195.00 A Onetime Charge Or Is There A Monthly Fee Also?

Answer by Jeff: It Is A Onetime Fee and That Includes them Programming It. This Is Not A Mandatory Item And Is Not Thru The Park But Directly With The Wifi Company

6th Question: If We See Something On A Site That Needs To Be Fix What Do We Do.

Answer by Randy: Go By The Office And Fill Out Site Report That Way We Have A Paper Trail To Follow In Getting It Repaired. If After Hours Report It To Security And They Will Put It In Their Report.

No Further Questions

Motion 9: To Adjourn

Made by: Jeff Nunnally / **Second:** Danny Candler / **Yes** 7 / **Nay** 0 / **Abstain** 0

Yvette Dunford



Secretary

Unicoi Springs Camp Resort