

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
May 19, 2023
Activity Building 9:00am

Board Members Present:

Randy Frame

Jeff Nunnally

Yvette Dunford

Becky Manley

Dominic Orlando

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 .May 18, 2023 Kris Hatch / By Becky Manley

Thank All For All The Calls, Cards, Messages and Mostly The Prayers. John Is Home And Improving Everyday.

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

Maintenance Fees Collected In April 30, 2023 \$1,178,141.54

Maintenance Fees Collected As Of April 30, 2022 \$1,034,847.11

There Are 127 Accounts That Still Owe For All Of The 2023 Maintenance Dues

There Are 88 Accounts That Owe The 2nd Half Or Less Of The 2023 Maintenance Dues

Rentals Were At 225 For Last Month Which Is Up From 203 Nights In 2022

Accounts That Owe For The Following Years:

2022: 35 Accounts

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 40 RV Storage Spots Available.

There Are 18 Golf Cart Storage Spots Available.

There Are 5 Utility Trailers Spots Available

Monthly Transfers Have Been Made

AMENITY FEE

50% Bathhouse \$4,048.00

50% Roads Account \$4,048.00

ON/OFF and RENTAL INCOME

25% Savings Account \$4,751.25

Treasurer Report For May 19, 2023 By: Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For April 30, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$628,418.51. This Is After We Transferred \$234,577.01 Out Of This Account Last Month. Here Is The Break Down
 - *\$160,000.00 Into Our Operations Account
 - *\$67,800.01 Into Camper Replacement Fund (25% On/Off and 25% Total Rental) (\$58,743.88 from 2022 / Jan \$2,522.38 / Feb \$2,522.50 / March \$4,011.25)
 - *\$3,388.50 Roads / Special Projects
 - *3,388.50 Bathhouse
 - *Additional Transfer Of \$40,000.00 (regular monthly payroll)
- IV. The Balance In The Payroll Account Is \$36,234.40
- V. The Bank Balance In The Operations Account Is \$6,675.92
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,281.74
- VII. The Balance In Camper/Vehicle Account \$147,710.99
- VIII. The Bank Balance In The Bathhouse Fund Is \$39,388.74
- IX. The Bank Balance In The Roads and Special Project Fund Is \$27,338.74
- X. The Balance In Savings \$313,777.90

Update Grounds: Dominic Orlando

* SunShades Are Up In The Playground (Thanks To Mike Dunford And Johnny Simmons For Heading That Project And For All How Helped By Volunteering To Get It Done.

* 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

* New Concrete Outside Gate At Lower Pool Being Poured

*Lights In Lower Pool Still Being Worked On

*Heater For Lower Pool Still On Backorder, Hopefully Will Be In By 1st Of June

* 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 Will Be Roping Off Construction Areas So Please Know That They Are Progress In The Making And Need To Not Be Entered Unless You Are Working On The Project.
- * 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.

Personnel Updates: Randy Frame

- *Over The past Couple Of Years That We Have Been Assembled As A Board We Have Looked At Every Area Of The Park. We Are Now At The Point Of Looking At Our Employees And Each Department. We Met With Department Heads Over The Past Couple Of Days And Made Some Changes. One Of The Things We Have Discovered IS Our Employees Are Being Approached By Owners (Mostly Maintenance). Maintenance Is Here To Do Maintenance On The Park And The Parks Campers, Not Personal Campers. Also Please Be Mindful That Our Maintenance, Housekeeping And Office Here To Do Their Jobs So Please Be Mindful That They Are On The Clock And Try To Keep Personal Conversation Down So They Can Move On With Their Daily Schedule.
- *If You Are Moving Site To Site Please Be Ready To Move When They Come To Get You. You Need TO Be Completely Broken Down, Slides In And Jacks Up When Maintenance Arrives. Unless You Have Handicapped On File The Only Thing They DO Is Unplug Power.
- *We Will Be Starting The Ambassador Program Memorial Day Weekend, If You Are Interested Please See Johnny Simmons

Updates Activities: Yvette Dunford

- *SunShades Are Up And Looking Great At The Playground And It Will BE Re-opened Tomorrow Morning. This Is A Project That Was Not Only A Great Things For The Kids But Also Give A Beautiful Pop Of Color To The Front Of Park As You Enter. We Saved Thousands Of Dollars By The Volunteers That Worked On This. This Was A Donation Project And If You Would Like Donations Are Still Being Taken In The Office Until Goal Is Reached. Thank You
- *The New Concrete Area Outside Gate At Lower Pool Will Hold Giant Chess/ Checkers Set / Giant Connect 4 Game And Something Else For A Large Game Area.
- *No Karaoke Tonight But Will Resume Next Week
- *Tomorrow May 20th Is Homecoming Dinner At 12:30 In The Clubhouse, Please Bring 2 Sides. Ham, Turkey, Dressing, Gravy, Drinks And Utensils Will All Be Supplied. We Will Need Volunteers To Help Setup And Break Down. If You Would Lie To Help Please See Me. Thank You
- *Tomorrow May 20th At 3:00pm The The RV BLACK TANK Cleaning Company Will Be Here This Will Be Held By Clubhouse
- *Tomorrow May 20th 6:00pm Music By "Wind'er Up" Will Be Either Under The Holey Board Or In The Clubhouse.
- *Memorial Day Events Will Begin With Parade And Recognition Of Our Past And Present Military On The Front Lawn, BBQ Lunch (advance tickets required), Inflatables Slides In The Tennis Court Area Followed By Concert On The Lawn At 7:00pm With The Dixie Tornados

*Our June Board Meeting Will BE Held On Saturday the 17th at 10am 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

Updates: Danny Candler

*Cameras On Bathhouses Are Up

*Working On Getting Blind Spot Cameras Along With Replacing Some Old Ones That Do Not Work

*Dog Wash Has Been Installed And Ready To Go, This Is By The Laundry

*New Equipment For Maintenance Has Been Purchased, We Are Trying Some Electric Tools To See How Well They Work And We Have Added Spare Chains, Blades And Batteries SO They DO Not Have To Stop And Wait On Things

***Note By Randy: Tools Are For Maintenance and Volunteers Only. Please Bring The Tools You Need For Personal Use With You.

General Updates: Jeff Nunnally

*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 Is In Final Stages. They Removed Approx 1900 Cubic Yards Of Debris And Sludge From The Bottom Of The Upper End Of The Lake.

*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 and Fishing.

*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 700. We Will Never Sell Or Release This Information. Once System Is released To The Office They Will BE Using When You Call In TO Make Reservations And To Build The 60day History We Have To Have Before We Go Owner Live. During This Time We Will BE Checking For Bugs As Well.

*The New Generator Outside Front Office Has Been Installed And We Are Waiting On Inspection.

*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 April 21, 2023 Meeting**

Made By: Becky Manley / Second By: Danny Candler / 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.

Question: Can Reservations Still Be Called Into Office

Answer: By Jeff / Yes, If You Do Not Want TO Use The Online Systems You Can Continue Calling Or Walking In

Question: Is There A Way To Store A Kayak Here

Answer: An Owner / Volunteered To Store On Top Of Their Utility Trailer

Question: Rule States That Vehicle Can Not Be "STORED"(stored is Locked and unattended) When Owner Checks Out And Leaves Park

Answer: Randy / Loaning Someone A Vehicle is not "STORING".

Question: Does That Include Motorcycles

Answer: By Randy / Yes If You Loan It To Them And They Have Keys and Are in Control of it. We can Not Tell Someone that they cant borrow or loan items to another.

Question: During Spring Break Kids Abused The Coffee Station In The Clubhouse, They Went Through So Many Cups, Coffee And Sugar

Answer: By Jeff / We Are Looking Into Water Station At The Playground

*** No More Questions?

Motion 4: to Adjourn

Made By: Danny Candler / Second By: Becky Manley / Yea 6 / Nay 0 / Abstain 0

Yvette Dunford



Secretary

Unicoi Springs Camp Resort