

**Unicoi Springs Camp Resort**  
**Board of Directors Meeting Minutes**  
**August 18, 2023**  
**Activity Building 9:00am**  
**(closed meeting)**

**Board Members Present:**

Randy Frame                      Jeff Nunnally                      Becky Manley                      Yvette Dunford  
Danny Candler                      Kathy Carpenter  
Dominic Orlando (absent)

**Call To Order:** Randy Frame

**Prayer:** Jeff Nunnally

**Pledge Of Allegiance:** By All

**Business Managers Report August 18, 2023 Kris Hatch / By Becky Manley**

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

Maintenance Fees Collected As Of July 31, 2023 \$1,262,464.62

Maintenance Fees Collected As Of July 31, 2022 \$1,115,589.57

There Are 81 Accounts That Still Owe For All Of The 2023 Maintenance Dues

There Are 20 Accounts That Owe The 2<sup>nd</sup> Half Or Less Of The 2023 Maintenance Dues

Accounts That Owe For The Following Years:

2022: 31 Accounts

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 13 RV Storage Spots Available. (down from 16)

There Are 14 Golf Cart Storage Spots Available. (up from 11)

There Are 2 Utility Trailers Spots Available (up from 0)

Monthly Transfers Have Been Made

AMENITY FEE (July)

50% Bathhouse \$6,877.50

50% Roads Account \$6,877.50

25% ON/OFF and RENTAL INCOME (July)

Truck / Trailer Account \$10,538.75

\*\*Office Is Currently Making Reservations In Both The Old And The New Systems As We Build History And Work On Bugs. Most Payments Are Being Run Through QB Online And Moving Away From Clover System.

\*\*Mixon And Mixon Is In The Process Of Performing The 2022 Audit, This Will Be Presented By The During September 16, 2023 Owners Meeting.

**Treasurer Report For July 20 By: Becky Manley:**

- I. Reviewed And Audited Check Ledgers And Cash Summary For July 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$355,076.69.
- IV. The Balance In The Payroll Account Is \$14,028.47
- V. The Bank Balance In The Operations Account Is \$44,264.01
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,546.38
- VII. The Balance In Camper/Vehicle Account \$35,741.44 (this is after 3 new campers bought)
- VIII. The Bank Balance In The Bathhouse Fund Is \$53,433.97
- IX. The Bank Balance In The Roads and Special Project Fund Is \$41,383.97
- X. The Balance In Savings \$313,895.24 (from 3 matured CD's)

**Updates:** Jeff Nunnally

\*The Insurance Claim For The Catastrophic Damage To Equipment Has Been Settled In Full And We Are In The Process Of Looking To Replace. There Were No Personal Injuries Involved.

**Updates Activities:** Yvette Dunford

\*We Have Had Several Events And Activities Over The Past Month, Hope You Have Been Able To Attend

\*Please Plan Now For All The Labor Day Weekend Activities. We Will Have BBQ, Waterslides, Ice Cream, Concerts, And Much More. We Still Need Volunteers

\*ReDo Kitchen With New Counters, Dishwasher, Cooler, Steamer, Ice Maker and More

**Update Grounds:** Danny Candler

\*Working On Site Decks and Patios

\*Upgrade Cameras Throughout The Park To Hard Wired For Dependability.

\*Now Have Direct Access To Web Page So Will Be Personally Working To Bring If Current

**Update Covenants:** Kathy Carpenter

\*Finishing Up Grammar And Updates In Rules And Regulations For Revises

**New Business:** Randy Frame

**\*Motion 1** To Approve Minutes From The July 21, 2023 Meeting

**Made By:** Danny Cander / **Second By:** Becky Manley / **Yea 6 / Nays 0 / Abstain 0**

**\*Motion 2** To Move Ahead With Camera Upgrade Throughout The Park

**Made By:** Danny Candler / **Second By:** Jeff Nunnally / **Yea 6 / Nays 0 / Abstain 0**

**\*Motion 3** Take Bids For Revamping And Refurbishing Kitchen

**Made By:** Yvette Dunford / **Second By:** Kathy Carpenter / **Yea 6 / Nays 0 / Abstain 0**

If Everything Else Can Wait Till Next Month's Annual Owners Meeting

**\*Motion 4** To Adjourn

**Made By:** Jeff Nunnally / **Second By:** Danny Candler / **Yea 6 / Nays 0 / Abstain 0**

Yvette Dunford

Secretary

Unicoi Springs Camp Resort