

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
February 16, 2024
Activity Building 9:00am

Board Members Present:

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

Call To Order: Jeff Nunnally

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: Rob Dollard

Pledge Of Allegiance: By All

Business Managers Report February 15, 2024 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 January 31, 2024 \$700,224.65
Maintenance Fees Collected As Of January 31, 2023 \$786,967.01
Maintenance Fees Collected As Of February 16, 2024 \$745,377.69

Accounts That Owe For The Following Years:

2023: 62 Accounts
2022: 25 Accounts
2021: 8 Accounts
2020: 7 Accounts

There Are 10 RV Storage Spots Available.
There Are 27 Golf Cart Storage Spots Available.
There Are 0 Box Trailers Storage Spots Available
There Are 5 Golf Cart Storage Trailer Spots Available

AMENITY FEE (monthly transfers)

50% Bathhouse Account \$2,961.22
50% Roads Account \$2,961.22

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct \$3,068.64

Interest From Main Account

100% Bathhouse Account \$1,748.10

The 2023 Inventory Has Been Completed With No Discrepancies.

The Spring Newsletter Will Go Out In March.

Treasurer Report For February 16,2024 By: Becky Manley:

Let Me Start By Saying: **USCR remains debt free and all projects are paid as we go and borrow monies from no one but ourselves.**

- I. Reviewed And Audited Check Ledgers And Cash Summary For January 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$668,993.02
- IV. The Balance In The Payroll Account Is \$39,281.64
- V. The Bank Balance In The Operations Account Is \$13,075.11
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$159,482.65
- VII. The Balance In Camper/Vehicle Account \$602.41
- VIII. The Bank Balance In The Bathhouse Fund Is \$86,163.38
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$16,318.03
- X. The Balance In Savings \$96,074.81

Updates Maintenance: Danny Candler

*Thanks To All The Volunteers Who Have Been Such A Huge Asset To The Improvements Made In The Park.

*Met With The Plumber For Area 2 And He Will Be Getting Ready To Begin As Soon As We Can Get Materials Delivered

*We Are Finishing Up On A Couple Of Decks

*Everything Is Running And Going Good.

Update Grounds: Dominic Orlando

* I Agree With Danny and We Can't Say It Enough, Thank To All The Volunteers

*We (volunteers) Have Come A Long Way On Building Decks, We Have A Couple More to Finish In Area 2 Then We Will Take A Break And Work On Dressing Up The Park, Get Signage Up, Roads Painted Ect... Before Memorial Day Weekend

* See About Dressing Up Back Of The New Power Box Boards In Area 1

Rules, Regulations, Covenants & By-Laws: Kathy Carpenter

*After Months Of Working On The Rules, Regulations We Have Them Finalized And Are Ready To Be Voted On Today.

* The Covenants Are Pretty Much Written, We Have Hired A New Lawyer And Will Be Working With Him To Get These Ready To Be Sent Out To Vote On.

Jeff Nunnally: thank you to Kathy for the extensive amount of hours she has put into the Rules, Regulations And Covenants.

Update Secretary Office: Yvette Dunford

*In The Past, When Owners Comments And/Or Ask Questions In The Meeting, Their Name Did Not Show In Typed Minutes, But After Speaking With Our Lawyer And Starting This Meeting, They Will Show Up In The Minutes For Release.

Updates Activities: Yvette Dunford

*Valentines Dinner Was Amazing Pam. Her Crew And Our Grill Masters Did Atop Notch Job. I Promise There Is Nowhere You Could Go And Get The amount Of Great Food For The Money, Beautiful Decorations, Great Atmosphere And Perfect Friends. Enchanting Evening

*As We Move Into Spring And Summer Season, Remember To Look On The Official Board Of Directors Facebook Page, The White Board At Guard Shack, Weekly Activities Sheet, And Main Reader Board After Entering The Park For All Events And Activities.

*Easter And Spring Break Are Coming Fast And Pam Has Big Plans For Events, Activities And Games

*Vacation Bible School Will Be Held During Spring Break From Wednesday April 3rd – Friday April 5th (please check hours closer to time)

*We Will Have To Replace 2 Of The Sunshades From The Play Ground That Were Destroyed During The Last Wind Storm. These Where The Least Expensive Part Of This Project, So We Will Getting Them Up Before Hot Weather

*April 20, 2024 We Will Hold Our First Saturday Board Meeting Of The Year, It Will Be In The Activity Building At 9:00am. Look Forward To Seeing You There.

General Updates: Jeff Nunnally

*As Many Of You Have Seen The Site Work And Concrete Work In Area 1, The Electrician Has Run Into Issues With Old Collapsed Pipe But Still Working To Meet The March 1 Goal.

*Paving Of The Roads Will Follow Once They Are Done.

*24” Culvert Pipe Was Collapsing So We Had Replaced With 36” Pipe and RipRap On Both Sides. They Also Dug Out The Area Of Road In Front Of 77, Added Rock And Repacked It For Smooth Asphalt Finish At No Charge

*The Company Came Out And Spread The Lime In The Lake, This Will Help With The Chemical Balance In The Lake And Ready It For Fish This Spring.

*We Will Be Working With The DNR Because There Is A Program They Have That We Could Maybe Get Free Catfish. Regardless, We Will Be Getting Our Prices And Quantities Together To Stock Other Breeds

*Asphalt Contractor On Stand By TO Come In And Get Started Once Electrician And Plumber Are Through

*We Will Be Getting Dirt Brought Up To Fill In Behind Seawall So We Can Get That Smoothed Out And Sodded

*We Are In The Process Of Pricing White Filtered Sand For The Beach Area At The North End Of The Lake

*We Will Start The Planning And Quoting Process For Site, Pad, Deck, Patio and Road Project For This Side Of The Lake And With This All Areas Will Have Been Updated.

*Maintenance Is Trying To Mark All Dead Trees So We Can Get Them Done Because Is It A Huge Safety Issue. If You See One You Think Is Dangerous, Please Write It Up In The Office.

New Business

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

Made By: Danny Candler / **Second By:** Dominic Orlando / **Yea 7 / Nays 0 / Abstain 0*****Motion**

***Motion 2** To Approve Changes To Rules And Regulations Updated 2/15/2024

Made By: Yvette Dunford / **Second By:** Danny Candler / **Yea 7 / 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 Asked To The Board. All General Discussion Among Owners Can Be Done Outside After the Meeting.

*Question By Rob Dollard: It Is A Great Idea And I Hope We Can Keep Going With The Landscape Company

Answer: By Jeff / We Will Try To Keep The Landscape Company. We Hear Great Things And They Have Done A Wonderful Job For Us.

*Question By Dolly Dollard: First Thank You Board For All The Unseen Work You Do. My Question Is What Is The Lime In The Lake For?

Answer: By Jeff / It Helps Support The Health Of The Lake And The Chemical Balance For Healthy Fish Population.

*Question By Rob Dollard: Are You Planning On Grinding All The Stumps That Pam Is Not Going To Use

Answer: By Jeff / Yes That Is The Plan As Soon As Landscaping Is Done Cutting And Pam Has Marked The Ones She Wants To Keep

***No More Questions?

Motion 3: to Adjourn

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

Yvette Dunford

Secretary

Unicoi Springs Camp Resort