

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
July 21, 2023
Activity Building 9:00am

Board Members Present:

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

Call To Order: Randy Frame

Please turn off your phones, no audio or video recording, limit coming and goings from you seats 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: Randy Frame

Pledge Of Allegiance: By All

Business Managers Report July 20, 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 June 30, 2023 \$1,225,622.30

Maintenance Fees Collected As Of June 30, 2022 \$1,108,922.00

There Are 81 Accounts That Still Owe For All Of The 2023 Maintenance Dues (down from 96)

There Are 20 Accounts That Owe The 2nd Half Or Less Of The 2023 Maintenance Dues (down from 38)

Rentals Were At 348 For Last Month Which Is Down From 377 Nights In 2022

Accounts That Owe For The Following Years:

2022: 31 Accounts

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

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

There Are 11 Golf Cart Storage Spots Available. (down from 13)

There Are 0 Utility Trailers Spots Available

Monthly Transfers Have Been Made

AMENITY FEE (June)

50% Bathhouse \$5,276.23

50% Roads Account \$5,276.23

25% ON/OFF and RENTAL INCOME (June)

Truck / Trailer Account \$8,130.00

**Office Will Be In Training This Week For The New Reservation System And Will Start Making Reservations Thru Both Systems For Testing And To Build The 60 Day History.

**Election Sorting And Stuffing Should Be Complete By July 28th. Pick Up Will Be Available For Those In The Park With Mailing TO Go Out 1st Week Of August.

**Mixon And Mixon Will Be Preforming Our Yearly Audit, Office Is Working On Getting All Requested Documents To Them

Treasurer Report For July 20 By: Becky Manley:

- I. Reviewed And Audited Check Ledgers And Cash Summary For June 30, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$395,256.84. This Is After We Transferred \$130,397.25 Out Of This Account Last Month. Here Is The Break Down
 - *\$115,000.00 Into Our Operations Account
 - *\$4,721.00 Roads/Special Projects (May)
 - *\$4,721.00 Bathhouse (May)
 - *\$5,955.25 Into Truck/Trailer Replacement Fund (May)
- IV. The Balance In The Payroll Account Is \$6,023.00 (no transfer made this month)
- V. The Bank Balance In The Operations Account Is \$80,854.92
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,546.38
- VII. The Balance In Camper/Vehicle Account \$27,611.44 (this is after 3 new campers bought)
- VIII. The Bank Balance In The Bathhouse Fund Is \$48,157.74
- IX. The Bank Balance In The Roads and Special Project Fund Is \$36,107.74
- X. The Balance In Savings \$313,895.24 (from 3 matured CD's)

Updates: Danny Candler

*We Will Be Pushing To Get 30amp Service Upgraded In Areas Behind Clubhouse As Winter Project

*We Are Still Have A Problems With Intermittent Camera Issues In Some Locations And We are Working With The Wi-Fi Company On That.

*We Want To Thank All Volunteers That Have Been Helping And If You Would Like To Help Please Sign A Wavier In The Office.

Update Covenants: Kathy Carpenter

*No Date Yet For Covenants Update Hopefully We Can Hold Our Town Hall Meetings Going In The Next Couple Of Months, Then Out For Vote Early Next Year.

Update Grounds: Dominic Orlando

* We Are Requesting That Unless You Are Working On A Project And Have Signed Waivers That You Wait Till These Areas Are Complete And Safe For You To Walk About On.

*We Can't Get To Everything Right Away, But We Are Building As Fast As We Can And Are Working On Completing Areas And Not Just Jumping All Over.

* We Are Still Working On Getting The Road Painting Going But With The Park Very Busy It Has Proved To Be Hard TO Close Roads For Drying Time. If You Come Across An Area That Is Closed Please Be Patient And We Will Get It Back Open As Soon As Possible.

*We Will Continue Deck Improvements and Pad Extensions Where Possible

* Thank You To All Who Volunteer, You Help Keep The Park Moving Forward.

Updates Activities: Yvette Dunford

*We Have Hired Pam Wells As Activity Coordinator. In Past Years The Park Has Staffed This As A Full Time Position And We Felt Like It Was Time That We Need This. Pam Has Volunteered Many, Many Hours Over The Past 2 Years (while still working a full time job) So We Have No Doubt That She Will Serve The Park Well As She Goes Fulltime Here. As Always Events And Activities Need Volunteers, So Please See Pam Or Leave Your Information In The Front Office For Her.

*Tomorrow We Will Be Burying Our Time Capsule. If You Have Any Items You Would Like Included Please Bring To Clubhouse In The Morning. Ice Cream At 3pm, Then Wind'r Up Will Have Concert On The Lawn At 7pm. So Bring Your Chair Or Blanket And Come On Down.

*Keep And Eye Out For Weekly Activity Sheets With The Events Of The Week Ans On The Board Of Directors Facebook Page For Current And Future Events.

*As We Schedule And Plan More And More Clubhouse Events/Activities It May Interfere With Cards And Or Billiards At Times. If There Is An Over Flap Then The Event Or Activity With Take Precedence. Thank You For Understanding And Most Of The Time The Activity Building Is Open (for cards).

*This Fall We Will Be Panting Hopscotch and Tic-Tac-Toe On The Sidewalk Area In The Playground.

*Look Forward To Labor Day Weekend With All Kinds Of Happenings (food, concerts, waterslides, ice cream, etc.) Highlighted By 2nd Annual "OUTHOUSE RACE" So Please Get Your Houses Built. Read All Information Details On The Board Of Directors Facebook Page. There's A Bit Of A Twist This Year.

*Meet The Candidates Is August 5th At 10am In The Clubhouse.

General Updates: Jeff Nunnally

*The New Insulated Windows Have Been Installed In The Clubhouse, Office, Security And The Activity Bldg. These Replace The Original Old, Single Pane Opening Windows And Make Them Safer Along With Good Screens And They Work.

*We Have Purchased A 3rd New Camper And It Has Replaced The Unit On Lot #3

*Please Be Mindful Of Construction Areas And View From A Distance.

*Reservation System Goes Live In The Office And The Ladies In There Will Have To Be Working In @ Systems In The Beginning TO Build 60 Day History And Check For Bugs. Please Show Patience And Understanding As This Is New To All And Will Be Such An Asset In The Future.

*All Of Our Employees Here Were Hired To Help You And Not To Be Abused By You. This Has To Come To Come To An End.

New Business: Randy Frame

*Do Not Block Front Entry Gate... This Goes For Vehicles And Or Campers, If You Don't Have A Gate Key Or You Need To Check In Please Pull Over To The Right To Go Into The Office.

*Refresher For The Most Broken Pool Rules (this is for both pools): No Alcohol / No Food / No Glass / No Smoking / No Vaping / No Diving. There Are Many Other Rules But These Seem To Be The Longest Standing Rules Yet Seem To Be The Most Ignored And Even Argued Ones. These Are All Finable Rules And Will Be Enforced.

*Additional Security Has Been Hired To Help Enforce The Traffic Violations Along With Pool Rules And Other Major Infractions. We Will be Starting With Warnings But Fines Will Follow For Repeat Violations. There Are Signs Already I Place And New Ones Will Be Added. Come On Folks Someone Is Going To Get Injured Or Even Killed.

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

Made By: Danny Cander / **Second By:** Jeff Nunnally / **Yea 7 / Nays 0 / Abstain 0**

***Motion 2** To Gather Bids For Air Conditioning In The Clubhouse

Made By: Kathy Carpenter / **Second By:** Dominic Orlando / **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 Ask To The Board All General Discussion Among Owners Can Be Done Outside After the Meeting.

Question: When Is Paving Going To Be Done In The 60's

Answer: By Randy / As Spoken About Earlier We Have To Bring All 30amp Sites TO 50amp Before Paving.

Question: When Can Paint The Doors And Trim In Bathhouse #2 Be Done

Answer: By Randy / We Can Have You The Paint And Supplies If You Are Volunteering (Owner agreed to paint)

Question: Love The Adult Swim But Can We Move It Up An Hour And Kids Are Not Following The Rules.

Answer: By Yvette / No We Can Not Close The General Hours Of The Pool Early, We Are Bound By Covenants. The Rules Being Broken Is In Part Why We Have Had To Hire Extra Security

Question: Need "DO NOT BLOCK GATE" Sign Up Front

Answer: By Randy / There Is Several Signs In Place Already But We Will Be Enhancing Them

Question: Thank You To Pam For All She Does And The Cowboy Day With Petting Zoo Was A Huge Hit

Answer: By Yvette / Pam Is Great And We Look Forward To All The Things TO Come

Question: Will Reservation System Have Current Site Information

Answer: By Jeff / We Will BE Updating Over Next Few Months Then In Real Time Thereafter.

Question: Holey Board Boards Need TO Be Rebuilt

Answer: By Dominic / I Will Get With Maintenance On That, But they Are Really Overwhelmed Right Now

Question: Can We Borrow A Pressure Washer To Wash Our Deck

Answer: By Dominic / Yes Will Bring You My Personal One

*** No More Questions?

Motion 3: to Adjourn

Made By: Jeff Nunnally / **Second By:** Dominic Orlando / **Yea** 7 / **Nay** 0 / **Abstain** 0

Yvette Dunford

Secretary

Unicoi Springs Camp Resort