

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
June 17, 2023
Clubhouse 10:00am

Board Members Present:

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

Call To Order: Randy Frame

Show Of Hands For 1st Time Attendees (about 10)

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: Jeff Nunnally

Pledge Of Allegiance: By All

Introduction Of Board Members: By Randy Frame

Danny Candler – Board Member

Kathy Carpenter (Welcome as An Appointed Board Member to Fill Rich Wistrom’s Vacated Seat, Kathy served many years on Covenants committee and will be a big asset as we move forward with these updates)

Jeff Nunnally – Vice President

Yvette Dunford – Secretary

Becky Manley – Treasurer

Dominic (Dom) Orlando – Board Member

David (Randy) Frame – President

Business Managers Report. May 18, 2023, 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 on May 31, 2023, \$1,225,622.00

Maintenance Fees Collected as Of May 31, 2022, \$1,078,429.00

As Of June 16, 2023, We Have Collected \$1,243,231.00 In Maintenance Fees

There Are 96 Accounts That Still Owe for All of the 2023 Maintenance Dues (down from 127)

There Are 38 Accounts That Owe The 2nd Half or Less of the 2023 Maintenance Dues (down from 88)

Rentals Were At 219 For Last Month Which Is Up From 207 Nights In 2022

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 40)

There Are 13 Golf Cart Storage Spots Available.

There Are 0 Utility Trailers Spots Available (down from 5)

Monthly Transfers Have Been Made

AMENITY FEE (May)

50% Bathhouse \$4,721.00

50% Roads Account \$4,721.00

25% ON/OFF and RENTAL INCOME (May)

Truck / Trailer Account \$5,955.25

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

- I. Reviewed And Audited Check Ledgers and Cash Summary for May 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance in Main Deposit Investments Account Is \$432,801.51. This Is After We Transferred \$234,577.01 Out of This Account Last Month. Here Is the Break Down
 - *\$155,000.00 Into Our Operations Account
 - *\$95,000.00 Complete Lake Dredging
 - *\$4,048.00 Roads/Special Projects (April)
 - *\$4,048.00 Bathhouse (April)
 - *\$4,751.25 Into Truck/Trailer Replacement Fund (April)
- IV. The Balance in The Payroll Account Is \$45,055.53
- V. The Bank Balance in The Operations Account Is \$66,301.66
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,416.17
- VII. The Balance in Camper/Vehicle Account \$73,408.24 (this is after 2 new campers bought)
- VIII. The Bank Balance in The Bathhouse Fund Is \$43,436.74
- IX. The Bank Balance in The Roads and Special Project Fund Is \$31,386.74
- X. The Balance in Savings \$313,777.90 (from 3 matured CD's)

Randy - Annual Meeting Is in September and By This Time Every Year We Are Preparing for The Audit By "Mixon and Mixon". If You Have Been Here Over the Past 2 Years You Will Have Noticed a Number of Improvements to The Grounds as Well as Structures. Some Of the Things You Might Not Have Noticed Last Year Was the Underground Work but This Year the Capital Improvement Are Very Visible. We Have Not Received Our 2024 Projections from Our Financial Committee, Which Makes Recommendations and Projections (They are just projections, just as you can project to the penny your personal expenses neither can they project to the penny the cost of expenses and projects). But We Spent a Lot of Time Last Night Looking at What We Would Like to See the Park Move Forward with Next Year, I dare Say DO NOT Mark This in Stone but Our Goal and Hope Is Not to Raise Dues Next Year. We Know You Have Sustained the Increases Over the Past 2 Years, But as I Said When I Took This Position That If We Took the Money, You Would See It Reinvested into The Park. Hopefully You Can See That We Have Followed Through and Are Continuing Improvements Every day. Once Again, We Have Not Met with The Financial Committee Yet, but We Have a Large Amount of Things Completed. With This Fall/Winter Projects to Layout Out Over the Next Couple OF Months but Will Include but Not Limited to Up Grades to Area Behind Clubhouse. We Will Also Continue to Make Sites Longer Where We Can While Rebuilding Decks or Concrete Pads. We Are 40yrs Old This Year and the Sites Were Not Built for These Large Campers That Are in Here Now.

*****By Becky** – Please Feel Free to Check Other Campgrounds in White County or Surrounding Areas, They Can't Say They Are Debt Free or That They Have Spent 2 Years And Major Improvements Without Borrowing A Dime Of Money.

Update Grounds: Dominic Orlando

- * If You Have Something on Your Site That Is a Safety Issue, Please File a Site Report in The Office. It Is Impossible for Maintenance or Board to Remember Things That Are Mentioned in Passing on The Road. If A Site Report Is Filed, the It Can Be Followed Up on And Completed Asap.
- *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.
- * Hope All Dads Have a Happy Father's Day
- * 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 Are Getting New Smaller Stature Picnic Table Replaced.
- *We Will Continue with Site and Deck Improvements
- * Always Looking for Volunteers for Light Yard Work and Weed Eating Around Front Entrance
- *The New Chess/Checkers Set Has Been Set Up by The Lower Pool, Watch for Other Games to Follow.
- * Thank You to All Who Volunteer, You Help Keep the Park Moving Forward.

Updates Activities: Yvette Dunford

*We Just Finished with Busy, Busy Back-to-Back Homecoming and Memorial Day with Lots of Events, Food and Concerts By “Wind’er Up’ And “The Dixie Tornados”

*The Sunshades on The Always Fun Filled Playground Are Up and Looking Great Not Only Serving as Shade for The Kids but Also Give a Beautiful Pop of Color to The Front of Park as You Enter.

*Today after The Meeting We Have Ice Cream At 3pm And Then At 7pm Bring Your Blanket, Chair, Snack and Non-Alcoholic Beverage to The Front Lawn to Hear the Sounds Of “Tommy Townsend” And His Band. The Weather Is Going to Be Perfect

*July 1st We Will Be Our Big 4th Celebration, This Year We Will Be Serving A 2 Hotdog Plate with All the Fixings, Beans, Chips, Treat, and Drink (tickets required. The Kids Inflatables Will Be in The Tennis Court Area ((need Volunteers To help man those). We Will Also Have Golf Cart, Bicycle, Stroller Parade / Site Decoration, Ice Cream and The Craft Fair Will Be Going on The Front Lawn. Then Come on Back Down That Evening for More Live Music.

*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).

*As Dominic Mentioned We Have the Giant Chess/Checkers, Giant Connect – 4 And Giant Jenga Is Coming

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

*July 22nd We Will Putting in A Time Capsule to Be Open 20 Or So Years from Now. Then Yet Again Concert on The Lawn That Evening with The Sounds For “Wind’er Up”. If You Would Like TO Donate Anything, Please See Pam.

*If You Reserve the Activity Building/Kitchen It Is Your Responsibility TO CLEAN IT UP. No One Is Scheduled to Come in And Clean Up After You. It Will from Now on Be Checked and You Will BE Held Responsible If Left in A Mess.

*We Have Had AN Owner Donate the Money for A 3rd Fountain at The Lake. He would Like This TO BE A Memorial Fountain So in The Next Month or So We Will Have a Book That You Can List Whoever You Would Like to Remember Spending Time Here with Or You Pet That You Walked Around the Lake With.

**** **Randy****** At Our Last Concert We Counted 160 or SO With At Least 40 Kids on The Playground So Come Early to Get a Good Seat, Remember to Watch Your Kids, Bring Bug Spray and Please This Is A Family Friendly Campground, No Alcohol In Or Around The Clubhouse. This Has Been a Rules Here for Decades.

Updates: Danny Candler

*We Will Be Replacing Some OF The Bad Grills on Camper Sites and Pavilions.

*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 Are Exploring the Idea of Putting an ATM Machine in The Park. This Will Cost Us Nothing, We Don’t Maintain It and We Don’t Insure It. It Will Have Outside Access for All to Use Even If the Office Is Closed.

Update: Kathy Carpenter

*Hopefully We Can Hold Our Town Hall Meetings and Get the Updated Covenants Out for A Vote This Year.

General Updates: Jeff Nunnally

*A Lot of Changes with The Painting, Roofing to The Clubhouse, Activity Building and Guard Area. The Last Phase of That Is the New Insulated Windows to Replace the Original Old, Single Pane Windows Which New Hope to Have in A Week or So. In Dealing Directly with Area Manager We Were Able to Get Quite a Savings on Such a Large Order.

*We Just Replaced All the Fascia When We Did the Painting So We Are Researching Using Gourds on The Outside to Try and Stop the Carpenter Bees from Doing More Damage.

*Only 2 Times in The Last Few Years We Have Had Rain So Heavy That It Flooded the Lower Pool and Left a Muddy Mess in There. Thanks To Maintenance Who Came in Early the Next Moring and Had the Pool Up and Ready for Use by Lunchtime. With That Said It Also Flooded the Office, Bathrooms and The Boardroom So We Will Be Looking at Some Storm Drainage Issues.

*We Are So Very Close to The Office Beginning Training for Online Reservation System. We Met with The Programmer Yesterday and Looked Over Templates and Answered A Few Questions to Get Set for Final Setup. I Can Not Make This Clearer, If We Do Not Have Your Email Address You Will Not Be Able to Use the System, So Please Contact Office to Make Sure They Have It.

*When We Begin the Office Will Be Using It for The First Couple of Months TO Test for Bugs, Build The 60 Day History and Make Sure That All Our Criteria for Reservations Is Met.

*With The Sample Pages We Saw Yesterday It Looks to Be a Very User-Friendly System, Which Shows You All the Info on Areas, Sites Sizes, Days Available, Cross Checks to Make Sure You Are in The Correct 60 Day Window and Your Site History.

*If You Are Working on Reserving a Certain Site Then It Will Be Locked Down for A Time Where No One Else Can Reserve Out from Under You.

*The Office Will Be Able to Do Invoicing and You Will Be Able to Pay Your Bills Through This Also.

*All Reservation Must Be Paid at The Time They Are Made Either by Card or ACH Check. This Will Also Be the Case If You Call into The Office or Walk in The Make in Person. Again, The Only Way Reservations Will Be Confirmed Is When They Are Paid in Full and Confirmation Number Is Given.

New Business: Randy Frame

*Most Campgrounds Are Moving to This Type Of 24-Hour Online Reservation System, But You Are Still Welcome to Walk in Or Call into The Office From 9am – 4pm. The Only Difference Is That You Will Have to Pay at The Time You Make Reservation Not When You Come In.

*Old Windows Are Not Up to Code, Not Tempered Glass and Not Insulated. With The Installing New Windows We Can Begin to Look at Possibly Air Condition the Clubhouse with A Ductless System.

*The Solid Window Are Not Included in This Round in New Windows, We Are Still Looking at The Best Way to Do These.

***Motion 1** To Approve Minutes from The May 19, 2023, Meeting

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

***Motion 2** To Transfer Interest Earned from The Investment Account Monthly into The Bathhouse Account.

Made By: Becky Manley / **Second By:** Danny Candler / **Yea 7 / Nays 0 / Abstain 0**

***Motion 3** To Open Lower Pool From 10 – 11pm For Adult Swim (18yrs and older only)

Made By: Yvette Dunford / **Second By:** Jeff Nunnally / **Yea 7 / Nays 0 / Abstain 0***

***Motion 4** To Raise the Price of Deeds Sold from Front Office TO \$10,000.00

Made By: Danny Candler / **Second By:** Becky Manley / **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: How Is Golf Cart Insurance and Temporary Trailer Storage Fees Being Enforced?

Answer: By Randy / Security Checks for U #'s And Insurance Decals on Golf Carts and U #'s On Trailers. Please Help by Making Sure You Notify the Office When You Update Your Policy or Bring a Trailer In.

Question: There Is Dog Poop in The Dog Park

Answer: Randy / This Is an Ongoing Problem Even with Cameras There. There Are Fines Written and Will Also Write Fine If the Dog Wash Area Is Let Dirty After Use.

Question: What Is Done to Collect Past Due Monies

Answer: Randy / Late Fees Assessed, Reservations Not Accepted or Canceled and Liens Placed on Deed.

Question: Is There a Place to Hide Old Run-Down Golf Carts

Answer: By Jeff / All Golf Cart Storage Spots Are Pay For, So Just Moving Them Is Not Something We Can Just Do.

Question: In the Reservation System Will You Only Be Able to Be in One Site at A Time

Answer: By Jeff / Yes That Is Correct And No One Can Get into It If You Are In. But There Will Be a Timed-Out Clock Set So If You Forget and Walk Away It Will Free Up After A Few Minutes.

Question: What Was the Reason for Moving Kids Inflatables (Holidays) To the Tennis Courts

Answer: Yvette / Plain and Simple Safety from Heavy Traffic at The Front of The Park

Question: To Many Young Children Unattended Running Around in The Clubhouse, Is There an Age Limit

Answer: Randy / I Don't Believe There Is an Age Requirement, but We Can Check That Out. Security Is Also Right Outside If You See Something, Report to Them.

Question: Reminder – You Are Responsible for Your Family and Guest in All Areas of The Park

Question: Are Fines Being Issued for All the Stop Signs That Are Being Run All Over the Park

Answer: Jeff / Security Does Make a Point to Stop All They Sees for All Rules Not Being Followed Then They Enter Notes in Their Security Report for Front Office to Enforce. Speeding And Stop Signs Are the Most Broken Rules but Also the Hardest to See Happening Unless You Are Sitting on Top of It. But Yes, Fines Are Issued.

Question: How Do We Know Fines Are Paid and Problem Is Solved

Answer: Jeff / "WE" Don't Know that It Is the Office Who Issues the Fines and Collects the Fines. If Fines, Go Unpaid Then Office Cancels Reservations.

Question: Are There Any Plans to Re-Stock the Lake

Answer: Jeff / Yes, This Fall the Lake Will Be Studied and Recommendations Will Be Made as How to Move Forward with Healthy Stocking and Catch and Release Program

*** No More Questions?

Motion 4: to Adjourn

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

Yvette Dunford

Secretary

Unicoi Springs Camp Resort

