

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
March 14, 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: Gary Brown

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 February 2024 \$71,872.20

Maintenance Fees Collected As Of February 29, 2024 \$772,096.85

Maintenance Fees Collected As Of February 28, 2023 \$896,059.40

Accounts That Owe For The Following Years:

2023: 62 Accounts

2022: 25 Accounts

2021: 7 Accounts

2020: 7 Accounts

There Are 11 RV Storage Spots Available.

There Are 22 Golf Cart Storage Spots Available.

There Are 3 Box Trailers Storage Spots Available

There Are 1 Golf Cart Storage Trailer Spots Available

AMENITY FEE (monthly transfers)

50% Bathhouse Account \$3,970.40

50% Roads Account \$3,970.40

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct \$3,886.13

Interest From Main Account

100% Bathhouse Account \$1,671.14

Newsletters were finalized and will be mailed with final Maintenance Fee Invoices.

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 \$553,909.73
- IV. The Balance In The Payroll Account Is \$393,688.40
- V. The Bank Balance In The Operations Account Is \$14,737.68
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$159,609.36
- VII. The Balance In Camper/Vehicle Account \$5,772.80
- VIII. The Bank Balance In The Bathhouse Fund Is \$94,588.84
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$22,106.83
- X. The Balance In Savings \$96,074.81

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

*2024 Rules And Regulations Have Been Revised and are Ready For Pick-up From The Office or Security.

*Electric Car Charge Guidelines Are In The Rules

*Covenants are Moving Smoothly With The Help Of The New Attorney So We Hope To Be Getting These out and Town Hall Meetings Before Voting

Updates Maintenance: Danny Candler

*Things are Going Well and I Think It Is Visible and We Are Behind in Area 1 and 2 But Will Be Ready To Open On Time.

Update Grounds: Dominic Orlando

* I Can't Thank To All The Volunteers Enough For All They Do In The Park It IS Because Of You That We Are This Far.

*With That Said Please Try To Keep Talking With Employees Down, They Love To Talk As Much And The Next Person But, They Are Here To Do A Job.

* If You Have A Issue, You Are To Report To The Office Or Security And A Ticket Will Be Written For Repair.

Vice President's Notes: Randy Frame

*As You Look Around The Park We Have Made Improvements But The Thing That We Have The Most Comments About Is The Landscaping Crew. They Have Helped Fell A Bunch Of Our Dead Trees And Keep The Park Free Of Debris And Undergrowth. We Will Continue To Use Them And This In Turn Lets Maintenance Do Maintenance.

*We Are Going To Have A Current Appraisal Of The Property And Assets Done. Ours Is Extremely Out of Date And Has Us At Just Over A Million Dollars For The Whole Campground. Keep In Mind We Have The Clubhouse, Over 300 Site, 83 Acres, And All Other Buildings and Pool. We Have A Group Coming In And Having This All Appraised. I Am Thinking That With All The Improvement We Are Closer To The Five Million Mark. How Is That For A Sound Investment That Has No Debt...

*The Following Year Audit Should Reflect This

*Our April Board Meeting Will Be On Saturday April 20th At 9:00am

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

*Easter Egg Hunt And Games Will Be Saturday March 30th. Watch For Posted Times Then Get With Pam If You Can Help.

*With That We Roll Into Spring Break Week Where Pam Will Have Events So Watch Activity Sheets, White Board and Reader Board

*First Baptist Church Of Helen Will Hold Vacation Bible School From Wednesday April 3rd – Friday April 5th. This Has Always Been A Very Popular Event, So Bring Your Kids On Down.

*Please Keep An Eye Out On Our “Official” Facebook Page, Activity Sheets, White Board And Reader Board For The Many, Many Summer Events Pam Has Planned. But With This Said Events Can’t Happen Without Volunteers.

*Pam Can Be Reached Through The Office.

*April 13th Will Be Community Yard Sale Open To The Public

*April 27th Will Be “Mama Mia” Italian Dinner (information to follow)

General Updates: Jeff Nunnally

*We Are Still Looking For Office Help If Anyone Knows Of Someone (who is not an owner) Looking For A Office Job Where Weekends Are A Must. Have Them Contact Kris

- *Rain Has Us A Bit Behind But Concrete And Paving Will BE Next Week
- *Backfill Dirt Will Be Going In Behind Seawall So Sod Can Go Down
- *We Will Be Stocking The Lake In The Next Couple Of Weeks, So We Ask That We Go To Catch And Release Over The Next 2 Years On Anything Under !2”
- *Clubhouse Floors Have Been Finished And Deep Cleaning Done. The Floors In The Activity Building Will Start On The 21st So It Will Be Closed Down For A Week Or So.
- *The HVAC Units Set To The Setting We Were Given When Installed. This Is Where These Will Remain So Please Do Not Ask Security Or The Office To Change Them.
- *The “Concerned Members” Facebook Page Is Nothing That We Follow Or Answer To. If You Have A Question Please Feel Free To Give Us A Call Or Shoot Us AN Email.
- *As Far As Zoom Or Video Meetings, More Than One Attorney Has Said No To This.
- *Lower Pool Deck Has Been Replaced and Upper Pool Is Being Pressure Tested To Find Leak.
- *All Plumbing In Area 2 Was Replaced To Stop The Constant Leaks Going On.
- *5 New Rental Camper Bought Last Year, Help You Keep Them Nice.

New Business

- ***Motion 1** To Approve Minutes From The February 16, 2024 Meeting

Made By: Dominic Orlando / **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 Questions Should Be Asked To The Board. All General Discussion Among Owners Can Be Done Outside After the Meeting.

*Question By Pam Wells: We Need To Do Some Improvements To Dog Park. I Have Ideas For Dog Agility Items and We Need To Lime It For Fleas

Answer: By Randy / Get Some Item Ideas Along With Cost Involved And Present That To Us And We Will Chek With Exterminator About Getting The Proper Spray Down In That Area.

*Question By Johnny Simmons: We Have The New Pool Table Being Delivered To Replace The 54Year Old One. The Old Table Was Sold, The Players Raised \$4,000.00 And The Park Chipped In Their 3 year Allowance To Get This Table. Please Read All The Rules And Remind Children, Adults And Guest That There Are Cameras In And This Area And You Will Be Fined and Charged For All Damages To The Clues, Carpets, Balls And Tables. As With Everything else in This Park, It Belongs To All Us So Treat It That Way.

***No More Questions?

Motion 2: to Adjourn

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

Yvette Dunford

Secretary

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