

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
November 17, 2023
Activity Building 9:00am

Board Members Present:

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

Board Member Absent: Yvette Dunford

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: Jeff Nunnally

Pledge Of Allegiance: By All

Treasurer Report For November 17, 2023 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 October 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$276,836.81.
- IV. The Balance In The Payroll Account Is \$34,611.95
- V. The Bank Balance In The Operations Account Is \$41,122.06
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$159,081.34
- VII. The Balance In Camper/Vehicle Account \$37,605.74 (25% On/Off and 25% Total Rental Deposit Move For September Was \$7,217.50 / This After We Have Bought 3 New Campers This Year)
- VIII. The Bank Balance In The Bathhouse Fund Is \$77,878.05 (50% Of Amenities Fee And All Interest From Investment Account For September \$6,843.90)
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$9,353.01 (Moved \$55,000.00 From This Account For \$35,000.00 Contractor Draw On Electrical In Areas 1 & 2 / \$20,000.00 For Activities Kitchen Upgrades. Deposit 50% Amenities Fee For September \$6,235.54
- X. The Balance In Savings \$314,013.92

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

*We Are Still Working On The Rules, Regulations, I Don't Really Have Anything New To Report On This Today, But We Will Be Working On Moving Forward With Updating Over The Off Season.

*We Are Working With Attorneys On The Best Way To Update Date The Covenants, They Have Not Been Updated In 40 Years And Are Very Outdated.

*We Will Be Keeping You Posted As We Move Forward With Not Only The Updates But How And When Voting On The Proposed Changes Will Be Done.

*Thank You

Updates Maintenance: Danny Candler

*Work Sheets Documenting Their Time While Working, So We Can See How Cost / Time Versus Income In Areas, Moving Campers And Rentals. This Has Never Been Done Before But We Will Be Starting This On Monday. We Will Also Try To Roughly Track Volunteer Time On Large Projects To Show The Savings In Man Hours (This is Just rough idea of time for volunteer lump sum no names).

*Few Pieces Of Equipment In Maintenance We Are Going To Get Rid Of: The Old Dump Truck, The Old Skid Steer and A Few Other Thing I Am Working On Pricing For Through Different Auctions Avenues I Have.

*Looking for Parts To Fix Boom Truck

*Working On Getting Light Back At The Dog Park

*Working On Handrails At Clubhouse

Update Grounds: Dominic Orlando

* Once Done With Lot 224 We Will Have Completed 20 New Decks This Year And Still Have More To Go. This Includes The Wood Decks That Volunteers Are Building And The Concrete Poured Patios and Site Extensions.

*We Will Be Working On Upgrading Some Of The Decks And Patios In Area 1 And 2 While It Is Closed For Electrical Upgrade And Road Paving. Danny And I Will Be Working TO See If We Can Get A Concrete Contractor To Come In And Get The Stuff Poured In A Timely and Cost Effective Manner As Not To Tie Up Or Take Maintenance Away For Their Daily Duties To Maintain The Park.

* After Area 1 and 2 Are Complete We Will Be Looking Decks And Patios On The Lower Side Of The Lake For Improvements. We Know There Are Decks In Every Area And We Are Moving In One Area To Complete Before Moving Onto The Next.

Updates Activities: Dominis Orlando for Yvette Dunford

*Drive Around The Lake And Look At The Christmas Lights That Are Out Already. Johnny And Volunteers Have Been Working Everyday To Get This Done. They Are Beautiful Shining Off Of The Lake This Year.

*Thanksgiving Day: This Is An Owner Event And Open To Anyone Here Camping Over This Long Holiday Weekend: 1 Turkey And 1 Ham Have Been Donated So If You Are Here In The Park Camping And Would Like To Join In The Fellowship Please Bring A Side Dish Or 2 And Come. (as with any event volunteers For Cooking, Set-up and clean-up are always welcome and needed)

General Updates: Jeff Nunnally

*Everyone Has Talked But Things We Are Working On, So Lets Address The Big Thing First That Is The Electrical In Area 1 Going From 30 to 50amp. That Area Will Be Thorn-Up Starting In December and January (weather permitting).

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

*The New Mini Splits Were Installed In The Clubhouse A Couple Of Weeks Ago, So Now There Is Heating And Air Conditioning In There.

*N Georgia Technical College Came And Did An In-Depth Study Of Our Lake And We Will BE Working Closely With Them To Meet Their Recommendations To Improve And Maintain The Health Of Our Lake.

*If You Are Fishing The Lake Please Go Into The Office A Jot Down On Our Tally Sheet Size, Breed And Date You Caught So We Can Keep Up With It To Let College Know. It Does Not Matter If You Keep Them Or If You Catch And Release We Are Just Looking For Numbers.

*The Lake Is For Kids And All Owners But There May Come A Point Where Certain Breeds And/Or Sizes Will Be Catch And Release Or That We Need To Cull Out Breed And/Or Sizes. We Will Follow N Georgia College Recommendations For The Best Health For The Lake And The Fish Life In It. We Do Plan On Stocking It Also By Guidelines Set By N Georgia College. We Will Plan On Having Them Back Next Year To Re-test And See What Progress We Are Making.

*Reservations System: We Have So Many Rules And Guidelines Because We Are Private and Not Public. You Have The 60 Days, 14 Days On A Site, Camper In Storage, Bringing Camper In, Guest Using Owners Days, Shared Deeds, Dues or Monies Owed And So On. We Have Been Trying to Get Update Owner Emails For Over A Year And Still Don't Have Them All. It Is Still A Huge Work In Progress And As The Office Is Now Working In The System They Are Catching Things That The Developer Has To Re-Write To Fit Our Park Guidelines. We Have To Make Sure That When This Is Turned Over Live To The Owners That It Is As Close To Perfect As It Can Be. We Can Have Double Bookings, System Not Knowing Where Your Camper Is, Not Catching You Have Been On A Site You Are Trying To Book In The Last 60 Days, Monies Are Current, That Everything Is Posting Into QuickBooks Correctly, ECT... Please Be Patient We Are Working With The Owner And The Code Writer To Fix Items As They Arise

*You May Have Received A Test Email, Well In Those Testing Email We Found Out They You Could Only Use So Many Characters And Had To Correct That. Everything is Trial and Error At This Point While The Office Is Doing A Great Job Of Testing Program To Try and Assure That No Details Will Be Overlooked When We Go Live.

*No Increase In Dues For 2024

*Great Job On Building Decks And A Huge Thank You To Everyone Who Is Volunteering To Not Only Work On Decks But In All Areas Of The Park. This Park Can Not Survive Without Volunteers And Over The Past Couple Of Years There Has Been Surge Of Owners Helping Out. It Does Not Matter If You Only Have A Few Minutes To Help Or If You Are Not Able To Help With AN Overly Physical Project Maybe There Is Something You Can Help With In Activities At A Later Time. We Ae All Owners And This Is Our Park To Be Proud Of And It Shows. Thank You All

*Everywhere We Can We Are Extending Sites Because Campers Are Getting Bigger And Dominic And Mike Dunford Have Been Working On Getting Plans Drawn And Putting Things In Motion.

*Kitchen Upgrades Have Been Completed: Put In Commercial Dishwasher, Replace One Of Our Coolers, The Warmer, Oven And Ice Maker That Had All Quit Working. We Purchased A Rolling Stacking Rack Cart Along With All New Stainless Tables Throughout. Everything Is Now Commercial Grade, Easier To Clean And Looks Really Nice.

*We Saved Over \$100,000.00 By Not Hauling All Of The Slit Pumped From The Lake Out Of Here. We Built The Seawall For \$9,000.00 And Pumped It Behind It. We Will Be Getting All Filled In And Will Be Putting In A White Beach At The Gazebo End. This Is A Project That Needs Time For Everything To Settle And Dry So It Will Not Be Completed Overnight But Should Be A Statement Look For The Like Once Complete. From The Beach Area Down Toward The Dam Will Be Grass. We Are Going To Sod So This Will Take Place During Sod Cutting Season Next Year.

*That Is All I Have If No One Has Anything Else We Will Move Onto New Business;

New Business

*No New Business Other Than To Approve October Minutes

***Motion 1** To Approve Minutes From The October 20, 2023 Meeting

Made By: Becky Manley / **Second By:** Danny Candler / **Yea 6 / 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: When Will We Start Updating The Other Bathrooms, I See We Have Monies In The Account?

Answer: By Jeff / Funny You Should Ask This, We Have One Drawing From An Architect In Already And It Was Not Exactly What We Were Looking For So We Have Sent It Back To Be Revised. We Talked About That Yesterday In Our Work Session and Have Written Statements Of Work For Maintenance To Look Into Because We May Have To Dig Into Something That Has Appeared The Last Couple Of Months On One Of Them. We Can Not Throw Good Money Away Until Problems Are Solved. Also, We Have Gone Above All The "YOU Can't DO This And Everything Has To Stay The Same" From The Local And County Level And Now Have Permission From The State To Change The Footprint In The Bathhouses To Add Actual Handicap/Wheelchair Shower And Toilet Stalls. So Once Again Once We Get All Drawing In Place, Maintenance Has Looked At A Couple Issues And Contractors Bids Have Been Received We Will Let Everyone Know.

Answer: By Becky; Our Goal Is To Do 2 This Year. This Is A Goal Not A Promise

*Question: While Doing Improvements In Area 1 and 2 Can You Try Not To Chop Down All The Trees, In The Past I Feel Like Trees Were Cut Now For No Reason. Lot Of Us Like The Trees And Feel That Helps Make The Park Beautiful.

Answer: By Dom / No Tree Has Been Cut Down For No Reason Since I have Been On This Board. I Am Against Cutting Trees Unless They Absolutely Have To Be Removed.

In Our Deck Building We Have Spent Many Hours Changing Designs And Added Angles On Decks To Leave Healthy Trees Standing

*Question: This Is My First Meeting And I Only Found Out About It By Accident On Facebook That There Was One. How Are We To Know When You Are Having Them And Also Are They All On Friday?

Answer: Jeff/ For Years They Have Been Scheduled On The Third Friday Of Every Month Except For September (our Annual Owners On The 3rd Saturday Then In December And January When We Do Not Have One At All. These Dates Go Out In Quarterly Newsletters, They Are Posted On Our Web Page, Board Of Directors Facebook Page And Front Entry Signage. I Believe We Changed The February and June Meeting To Saturday And Then The September Meeting Is Always On Saturday. So This Year We Had 3 On Saturdays. One A Quarter For The First 3 Quarters.

*Question: I Think The Finances Are Really Good, I Have Done Them At Our Church. We Have Moved Money Into High Interest Money Market Accounts, Have You Thought About Doing This

Answer: By Becky / Yes, We Have Interest Drawing Account And We Move That Interest To The Bathhouse Account.

Answer: By Jeff / We Are Looking Into A New Bank In Cleveland That May Be Able To Offer A Higher Rate Than We Are Getting Now. And Yes, Becky Is Very Conscious Of These Things As She Funds The Bathhouse Monthly With Monies From Interest.

*Question: I Am Also A Novice To These Board Meetings And Like That You Are A Very Public Board. The Financials Sound Great But It Is A Lot To Write Down So Where Can I Get A Handwritten Copy.

Answer: By Becky / It Is All Posted In Our Monthly Minutes Broken Down Just Like I Read Then. Minutes Are Posted On Board Of Directors Facebook Page, Website And Copies Will Be In The Off The Day After Motion Has Been Approved To Pass Them.

*Question: What Is The Traffic Pattern Going To BE While Area 1 Is Closed?

Answer: By Jeff / The Right Side (One-Way) Road Will Most Likely Be Closed But The Left Side Will Stay Open. If Something Changes It Will Be Posted In Advance But There Will At All Times Be Access To Area 6.

*Question: You Were Talking About Having A Covenants Committee, Working On Covenants. How Would One Get On A Committee.

Answer: By Kathy / We Had A Committee But It Since Has Been Disband Because We Have Been Working On This For Several Years And Are Done With The Re-Write Of The Changes To Covenants. We Have Them Ready To Present To The Owners There Is Just Some Fact Checks That Has To Go Through The Lawyers As To What We Are Supposed To Do And How We Are To Present. Once That Is Clear We Are Ready To Move Forward.

Answer: By Jeff / If Your Are Interested In Serving On A Committee Please Feel Free To Contact A Board Member With You Interest

*Question: I Know We Have Talked About It Before And You Have Stated That Hands Are Tied Because Storage Is Being Paid, But Is There Still No Way We Can Move All The Golf Cart Up Front That Are In Such A Bad State If Disrepair?

Answer: By Randy / We Discussed This At The Annual Meeting And Where Golf Cart Parking Is There By The Laundry Will Be Moved To Another Convenient Location Out Of Site And Our Goal Is To Convert That Area Into Activities Center. As With Everything We Have To Finish The Most Pressing Projects First But This Is One On The List

*Question: I Thought We Had Discussed That With The New Reservation System We Would BE Able To Pay Online Or To Pay Security When We Came In, Is There A Reason We Can't Do That?

Answer: By Jeff / With This Reservation System Is Designed To Take Payment At Time The Reservation Is Made. You Have Two Options, You Pay With Credit Card And Will BE Charge Card Fee Like Everywhere You Go (we are no different the processing company charges us) Or You Can Pay With ACH Check And There Is No Fee. Or If You Are In The Office You May Pay By Paper Check Or Cash. No PayPal, ApplePay, Venmo, Zelle Or Anything Like That

*Question: We Are Still Nowhere Near Up Today Date On The WebSite,

Answer: By Danny / We Changed Companies Because They Did Not Keep This Page Current Noe Myself And Kristi In The Office Have Access To Do The Updates. We Have Made A Little Progress But They Were So Far Behind That It May Not Look Like It. Kristi Has Been Overwhelmed With All The Updates And Changes That The Reservation System People Need And I Apologize I Have Gone Back To Work Full Time And Have Not Been As Fast At Stepping In And Helping Her As I would Have Liked. This Is A Important Tool For Information As We Will Continue To Work To Get It Caught Up And Once That Is Done It Should Be Kept Up In Real Time. As Always Facebook Directors Page Is Your Best And Fast Up To Date Information.

*Question: I want To Thank You For All The Hard Work And The Hours You Put In As A Board, It Is Evident That We Have A Board That Really Cares About The State Of The Park. It Looks Great.

Answer: Everyone / Thank You

*Question: At One Time You Mentioned Getting An ATM Machine, Is That Something You Are Still Looking Into?

Answer: By Danny / It Is A Process They Want A Ton Of Information Before Even Considering Putting One In Here. And With All Going On In The Office With New Reservation System, New QuickBooks, End Of Year It Has Just Been A Time Thing on Getting With Kris And The Accountant. It Has Not Been Shut Down It Has Just Been Slowed A Bit.

Question: Not A Question Just Kudos To The Board. You Have Done Such A Wonderful Job Of Getting Things Done At Minimal Cost and Not Just Taking Our Money And Talking About It. So I Thank You All

Answer: By Everyone / Thank You

Answer: By Jeff / It Is Not Just The Board It Is Volunteers, We Would Never Be Where We Are Without You. If You Would Like To Help Anywhere in The Park Please Send Us An Email Or Contact The Office And They Can Put You In Touch With The Right Person.

Question: Recognizing Volunteers Do You Do Something For Them To Call Them Out

Answer: By Jeff / We Do Try To Do Our Best. It Is Hard To Start Calling Out Names There are So Many And If You Forget Someone Then Feeling Get Hurt As So Many Things Get Done And A Board Member May Not Even Know Who Did. So, Every Chance We Get We Thank All Volunteers For Everything They Do. This Spring We Will Also Be Holding A Luncheon For Volunteers

Question: In The Activity Department I have Started Handing Out Little Nick Nack Token. They Are Not Much But Just A Token Of How Much I Thank You For your Help. So, If You Volunteered With Me This Year And Did Not Received Something Please See Me. We Can't DO It Without You

Answer: Jeff / For Those Of You That May Not Know Pam Is Our New Activities Coordinator And Has Been Doing A Great Job.

Question: When We Did Paving Last Year Some Of Us Got Together And Took Them Lunch. I would Like To See That Happening Again With Outside Work Crews But Also For Out Volunteers. That Them Food Or Even Just Bottled Water.

Answer: By Jeff / Anytime There Are Crews Or Volunteers Working You Are Always Welcome To Help Them Out. The Landscapers Are Here Today And They Work 8 to 10hrs And Barely Take Time To Eat.

Question: You Should Never Get Rid Of The Landscapers They Are Amazing And Do A Wonderful Job. (several people seconded that)

Answer: By Jeff / They Are Great And It Looks Great But Not Sure We Can Sustain The Cost Of Them Full Time. But That Is Something We Will BE Running Numbers On After The First Of The Year.

Question: I Would Personally Like To Thank You For The Dishwasher

Answer: By Jeff / yes It Washes In What 2-1/2 Minutes

Question: You Keep Saying How Nice It Looks In The Kitchen But It Is Also So Clean And Sanitary They Are Being Stainless Steel

Answer: By Jeff / Thank You It Turned Out Really Nice

*** No More Questions?

Motion 4: to Adjourn

Made By: Danny Candler / **Second By:** Becky Manley / **Yea** 6 / **Nay** 0 / **Abstain** 0

****Minutes This Month Were Taken By Dominic Orlando, Then Read Over And Typed By Yvette Dunford****

Yvette Dunford

Secretary

Unicoi Springs Camp Resort