

**Unicoi Springs Camp Resort**  
**Board of Directors Meeting Minutes**  
**October 20, 2023**  
**Activity Building 9:30am**  
**(closed meeting)**

**Board Members Present:**

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

**Call To Order:** Jeff Nunnally

**Prayer:** Jeff Nunnally

**Pledge Of Allegiance:** By All

**Business Managers Report October 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 September 30, 2023 \$1,273,325.14

Maintenance Fees Collected As Of September 30, 2022 \$1,119,140.35

There Are 62 (down from 81) Accounts That Still Owe For All Of The 2023 Maintenance Dues

There Are 17 (down from 20) Accounts That Owe The 2<sup>nd</sup> Half Or Less Of The 2023 Maintenance Dues

Accounts That Owe For The Following Years:

2022: 31 Accounts

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 7 RV Storage Spots Available. (down from 14)

There Are 12 Golf Cart Storage Spots Available. (down from 14)

There Are NO Utility Trailers Spots Available (down from 2)

Monthly Transfers Have Been Made

AMENITY FEE (September)

50% Bathhouse \$6,235.54

50% Roads Account \$6,235.54

25% ON/OFF and RENTAL INCOME (September)

Truck / Trailer Account \$7,217.50

August Interest From Investment Account

Bathhouse Fund \$608.36

**Treasurer Report For July 20 By: Becky Manley:**

- I. Reviewed And Audited Check Ledgers And Cash Summary For September 30, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$126,234.96
- IV. The Balance In The Payroll Account Is \$26,322.02
- V. The Bank Balance In The Operations Account Is \$73,792.26
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,946.34
- VII. The Balance In Camper/Vehicle Account \$30,388.24
- VIII. The Bank Balance In The Bathhouse Fund Is \$71,034.15
- IX. The Bank Balance In The Roads and Special Project Fund Is \$58,117.47
- X. The Balance In Savings \$314,013.92 (from 3 matured CD's)

**New Business:** Randy Frame

**\*Motion 1-** To Approve Minutes From The September 16, 2023 Meeting

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

**\*Motion 2-** On January 2, 2024 To Raise All Camper And Cabin Rental Fees By \$5.00 Per Night Also, Implement A Two Night Minimum Stay For All Rentals And A Three Night Minimum for Holiday Weekends. New Check In Time Is 3:00pm / Check-Out Is 11:00am

**Made By:** Randy Frame / **Second By:** Yvette Dunford / **Yea 7 / Nays 0 / Abstain 0**

**\*Motion 3-** For Dues To Remain At \$650.00 For The 2024 Year

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

**\*Motion 4-** To Order Six More Cameras For The Clubhouse And Main Office

**Made By:** Danny Candler / **Second By:** Kathy Carpenter / **Yea 7 / Nays 0 / Abstain 0**

**\*Motion 5-** To Adjourn

**Made By:** Jeff Nunnally / **Second By:** Kathy Carpenter / **Yea 7 / Nays 0 / Abstain 0**

Yvette Dunford / Secretary

Unicoi Springs Camp Resort

