

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
September 16, 2023
Annual Owners Meeting
Clubhouse 1:00pm

Board Members Present:

Randy Frame

Kathy Carpenter

Becky Manley

Yvette Dunford

Jeff Nunnally

Danny Candler

Dominic Orlando

Call To Order: Randy Frame

Hold All Questions To The Q&A Time At The End, Turn Off All Phones and No Recording Of The Meeting

Prayer: Lonnie Bennett

Pledge Of Allegiance: By All

Becky Manley: Introduction Of Patrick Taylor Of: Mixon, Mixon, Brown and Trench

Certified Public Accountants & Business Advisors

*2022 Audit In The Office Went Well And It Is A Clean Report

*Revenue Up 12% \$1.7Million, A \$186,077 Increase Over The 2021 Year

Expenses Down 2% At \$1,416,991, A \$29,453 Decrease Over The 2021 Year

*Resort Is Still: Very Liquid Cash Of Over \$1.1 Million Even After All The Over \$600,000 In Capital Improvements And No Debt Owed. This Is A Great Job By The Board Of Growing The Resorts Net Worth While Remaining Within The Budget

*The Average Monthly Expenses In 2022 Totaled \$118,083. Given The Cash At The End Of 2022, The Association Could Cover Around 10 Months Of Expenses If There Were No Other Additional Cash Inflows. This Is Up From 7 Months In 2021, Again Great Job To The Board For All Their Work At Shopping And Decreasing General Expenses All While Growing The Coverages And The Capital Improvements Park Wide.

*With Many Of The Other Parks/Resorts Are Not Fairing The Times Near A Well As USCR and We Are Proud To Be Able To Deliver This Great Report And Look Forward To Next Year's Report. Thank You.

Randy Frame: Thank You Patrick and If You Would Please Go With Kris To Certify Total Number In Attendance to See If We Meet A Quorum.

Business Managers Report September 16, 2023 Kris Hatch / By Becky Manley

Maintenance Fees Collected As Of August 31, 2023 \$1,268,981.22

Maintenance Fees Collected As Of August 31, 2022 \$1,118,365.00

73 Accounts Still Owe Full 2023 Maintenance Fee
18 Accounts Still Owe 2nd Half Of the 2023 Maintenance Fee
The Office Is Continuing To Email Invoices or Call Member To Collect.

Accounts That Owe For The Following Years:

2022: 31 Accounts
2021: 13 Accounts
2020: 7 Accounts
2019: 4 Accounts

There Are 9 RV Storage Spots Available.

There Are 19 Golf Cart Storage Spots Available.

The Are NO Utility/Box Trailer Spots Available

Rentals Occupancy Remains Great At 275 Nights In August Which Is Up From 214 In 2022

Monthly Transfers Have Been Made:

Amenity Fee (50%)

Bathhouse Fund	\$9,856.00
Roads Account	\$9,856.00

On/Off And Rental Income (25%)

Truck and Trailer Account	\$13,605.00
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August Interest From Investment Account

Bathhouse Fund	\$866.68
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Becky Manley: Treasurer Report For September 16, 2023

Unicoi Springs Remains Debt Free

- I. Reviewed And Audited Check Ledgers And Cash Summary For August 31, 2023
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Investments Account Is \$201,169.40 As Of August 31, 2023.
- IV. The Balance In The Payroll Account Is \$37,073.75
- V. The Bank Balance In The Operations Account Is \$94,190.79
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$158,815.81. (earned \$55.03 YTD)
- VII. The Balance In The Camper/Vehicle Replacement Fund Is \$93,289.19
- VIII. The Bank Balance In The Bathhouse Fund Is \$60,311.47
- IX. The Bank Balance In The Road Improvement Fund Is \$48,261.47
- X. The Bank Balance In The Special Projects Fund Is \$313,895.24

Randy Frame : State Of The Park

- Building New And Larger Decks
- Pouring Larger Cement Patios Where We Can
- Extending Pads Where It Can Be Done
- Clubhouse – Roof, Hardie-Board, Windows And Paint
- Activity – Roof, Hardie-Board, Windows And Pain
- Main Entrance And Security – Roof, Hardie-Board, Windows And Paint
- New Signage (still In Progress)
- (3) New Grand Design Campers
- Built Seawall At Pond
- Dredging Of Pond
- Added Green Space Around Pond
- N Ga Fishery Class Came In To Do Study On The Health Of The Pond
- Online Reservation System Is Up And Being Used By The Office To Build 60 day History And Work Out Any Bugs Before Going Live To The Owners
- Kitchen Re-Face With, Appliances, Shelving, Cabinets, Cooler, Warmer, Racks And All Around Cleans New Look
- Playground Sun Sails
- Fresh Mulch
- (2) Additional Fountains (1 of which was donated solely by an owner)
- All New Machines In The Laundry
- Dog Wash Station By The Laundry
- Asphalt Roads
- Generator For Clubhouse, Security And The Office
- New Roll Up Garage Door For Maintenance Building
- Bids In For Heating And Air Conditioning The Clubhouse
- Concrete Pour Outside Lower Pool For Entertainment Area: Chess, Checkers, Connect 4 , Jenja
- Filled An Old Unused Position, Hired A Much Needed Full Time Activity Coordinator (Pam Wells)
- Added And In The Process Of Adding New Security Cameras Throughout The Park
- Building New Activity Center In Old Covered Golf Cart Parking Area By Laundry
- Building New Covered Gold Cart Parking Area
- Fixed All Pool Tiles And Painted Both Pools
- Added New Lights In Lower Pool
- New Heater For Lower Pool
- Add Nightly Adult Swim Time
- Buried A Time Capsule To Be Opened In 20 Years
- Started Replacing Small Tools That Are Broken Or Out Dated In Maintenance.

I Am Sure I Have Forgotten things But Just Look Around, This Are Happening Everyday. Also Would Like To Thank All The Volunteers That Have Helped all Year To Make A Lot Of These This Possible.

Bill Fritz: Chapel Repost

- We Opened For 1st 2023 Service On Easter Sunday And Have Held Services Every Sunday And Wednesday.
- Our Final Service Will Be On October 22, 2023
- We Welcoming Everyone To Come join Us
- We Support 4 Ministries
- We Have 7 People On Our Committee
- We Have Held 4 Singings And Other Special Events
- And Would Like To Thank Ken For Keeping Up Our Grounds

Randy Frame- New Business

- We Have Total Of 1964 Owners Eligible To Vote
- We Needed 196.4 To Reach Quorum
- Total In Attendance 143
- NO QUORUM WAS REACHED

Motion #1: To Approve August 18, 2023 Minutes

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

Introduction Of Current Board

Danny Candler – Director

Dominic (Dom) Orlando - Director

Kathy Carpenter – Director

Becky Manley – Treasurer

Yvette Dunford – Secretary

Jeff Nunnally – Vice President

Randy Frame - President

Also On A More Serious Note As Work Is Done To Improve The Park and Your Camping Experience Vandals Are Hard At Work Destroying Things. Please If You See Or Suspect Anything Please Contact Security And Let Them Check It Out. All Of This Vandalism Cost Us All Money In The Long Run.. We Look Forward To Finishing Out This Year Strong And As We Have Said The Past Few Meetings At This Point We See No Need For Annual Dues Increase In 2024.

Danny Candler – Maintenance Update

- Would First Like To Thank All Volunteers And My Fellow Board Members. Together We Have Gotten A Lot Done This Year.
- Our Equipment Is Getting Old And We Have Been Having Some Issues So We Are In The Middle Of Full Inspections For Repairs Or Replacement.

- We Have Already Added A Few Smaller Pieces (leaf Blowers, ECO Hand Lawn Equipment Ect...
- We Have A New Dump Truck Coming In This Week
- We Will Be Starting Daily Safety Inspection Sheets
- If You Would Like To Volunteer Please See Tim Or Myself

Dominic Orlando - Grounds Updates

*We Will Be Working On Decks, Decks, Decks And Concrete Patios.

*New Holey Boards Platforms Have Been Built

*Pressure Washing On Rentals Has Begun And Will Continue This Fall

* Big Thanks To All The Volunteers That Have Been The Work Force Behind Getting These Things Done And Thanks To The Board That Has Seen The Needs Of The Park And Moved Full Steam Ahead To Get Things Done.

Yvette Dunford – Activity Updates

- First I would Like To Thank Everyone Who Has Make This A Wonderful 40th Anniversary Celebration Year. Second If You Are One Who Never Volunteers And Then Just Complains About How Thing Were Not Perfect To Your Liking Then Just “Shut Up” or Get Up And Help. This Park Was And Still Is Built On Volunteers And Designed For Families To Camp And Spend Time Together Not Be Entertained 24/7.
- With That Said Summer Has Come And Gone With More Events, Concerts and Activities Then This Resort Has Seen In Years
- The 29th Will Be Our Chili Cook-Off And Square Dancing Event. So Please Cook, Sample, Dance Or Just Come To Watch The Show.
- We Will Continue With Weekly Activities So Keep An Eye On The Weekly Activity Sheet, The White Board At Security, The Interchangeable Reader Board Inside The Park And The Official Board Of Directors Facebook Page
- We Are Now Headed Full Force Into The Fall And Winter Months With Halloween, Thanksgiving And Then The Christmas Holidays.
- We Have Begun The Refurbishment OF The Kitchen And Will Be Fully Functional For Thanksgiving Feast On November 11.
- Next Spring We Hope To Have Outside Seating And Grill Area Over By The New Activities Zone Across From Lower Pool
- We Hope Everyone To See Everyone Here For October 27 & 28 Weekend Halloween Celebration. I Hear That It Is Going To Be A Carnival Themed Event. This Is Our Busiest Weekend Of The Entire Year, Volunteers Are So Needed If Only For A Hour. Please Look At Sign-up Sheets In The Clubhouse and Office Or Reach Out To Pam Directly
- Park Wide Thanksgiving Will Be On November 11, Please Bring (2) Side And Join In On What Is Always A Feast.

Randy Frame – Thank You To Everyone

Drawing For \$100, \$75 and \$50 For Coupon Off 2024 Dues (3) Different Owners Tickets Were Drawn.

Motion #2:: To Give The @ Girls That Drew Tickets Ice Cream From The Office Freezer

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

Randy Frame - 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: What Are the Rules And Regulations For Becoming A Board Member?

Answer: There Is A List Of Requirements In The By-Laws / Real Quick Off The Top Of My Head, Owner For 3 Years, Be In Good Standings, No Fines Within A Certain Time Frame And Volunteer Hours With Sanctioned Park Events. You Are Welcome To Pick Up A Copy Of By-Laws In The Office.

Rebuttal: I Have Already Done My Investigation And There Is A Board Member Who Is Not A Member Of This Park

Answer: That Is Not True, We Can Address That At A Later Time But We Are Not Going To Get Into It At This Time

Question: I Don't Want To Pay 4% More Or Pay Be ACH Check When Making Reservations I Am Not Comfortable Giving Out This Information Because Of Scamming Or The Office May Write It Down My Bank Account Information And Keep It. Do You Not Trust Owners To Pay?

Answer: Anything Stored in The Computer Is Only Done So By The Last (4) Digits. If You Write A Check The Office Has All Your Information Also So I am Not Understanding The Difference On The ACH With Account And Routing Number. You Would Be Very Surprised Just How Big The Collection Folder Is That The Office Has To Call On Daily To Collect Monies. The People DO Not Pay While They Are Here. Once The Online Systems Goes Live You Will Be Entering your Own Information And Have The Option On Saving It Or Not. Or You Can Mail A Check In And Once It Has Arrived you Can Call To Make Reservations. If Any OF You Travel You Know That This Is The Way Of The Industry Both In RVing And Even Hotels.

Question: I heard About Background Checks On New Owners and Only New Owners And Would Like TO Know What We Have Found Out.

Answer: Yes This Was Brought Up A Year Ago At The Owners Meeting And Since Then We Have

Been Talking With Lawyers And Have Brought It Up At 2 Other Meetings With Solely Positive Feed Back. We Are In The Outline Process Of This, But To Highlight On The Private Market The Seller Or The Buyer Would Have To Contact The Background Check Company, Pay The Fees For Their Background To Be Checked. Then The Background Company Would Confirm With The Office. No One Here Would Ever See A Background Unless Someone Would Like To Appeal It. This would be For Felonies And In The Events Over The Past Couple Weeks Where Felons Are More And More Hiding Out In Campgrounds. Once Again This Is For Felonies, Sexual Assaults, Violent Crimes, And The Even Includes White Collar Crimes. So If You Knock A Mailbox Down When You Were A Teen And Were Charged With A Felony You May Want To Appeal, But If You Were Convicted Of Larceny In New York You May Not To Appeal. Our Gate Are A Level Of Protection But We Open Them To Anyone Who Has A Reservation. Let's Take A Quick Straw Poll, By A Show Of Hand How Many A Opposed To This (8 Hands raised) By A Show Of Hand How Many Are In Favor (all Other raised Roughly 80).

Question /Comment: We Have A Park Full Of Children And All Coaches, Schools, Churches and Even Our Employees Have To Have Them

Question / Comment: Do We Background Check Our Employees

Answer: Yes we do

Owner Raised Hand:

Randy: Sir We Have Already Taken (3) Questions Or Comments On This Subject And Will Be Moving On

Owner: Yelling That It Was Against The Law And That They Had Lawyers That Knew Better

NOTE: (As Randy Was Trying To Shut Down The Yelling He And His Girlfriend Got Up And Stormed Toward The Front Door Yelling The He "Hopes The Resort Gets Sued For Every F***ing Dime They Have."

Question: With The Great Report From The CPA Should We Get A New Appraisal Of The Resort

Answer: Funny You Should Ask That And Yes We Just Talk With The CPA About That Yesterday So We Will Be Moving Forward With Getting That Set Up.

Any Other Questions? No – Floor Closed

Savonda Norton – Read Election Results

All Results Were Verified By A Committee Of 8 And I Would Like To Thank Them All

Kathy Carpenter – 427

Dominic (Dom) Orlando – 453

Sherry Strickland – 220

Randy – First We Would Like To Thank Sherry For Running. Now Please Welcome Kathy And Dominic.

Statement – Kathy Carpenter: Thank You All And I Look Forward To Working With This Board To Continue The Things That Are Going On And To Get The Changes To The Covenants And By-Laws Onto A Vote So We Can Move Forward Into The Future. Remember The Resorts Always Needs Volunteers. Thank You Again

Statement – Dominic Orlando: Thank You All And I Too Look Forward To The Things To Come. I Would Also Like To Thank Terry Phillips Who Ask Me If I Would Be Interested In Taking His Place When He Had To Resign Due To Health Issues. Along With Everyone Else Please Volunteer It Makes A Difference

Randy – In Closing We Wanted To Say That As Far As We Know There Will Be NO INCREASE In Your 2024 Dues

Motion 3: to Adjourn

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

Yvette Dunford

Secretary
Unicoi Springs Camp Resort