**Unicoi Springs Camp Resort**

**Board of Directors Meeting Minutes**

**April 20, 2024**

**Activity Building 9:00am**

**Board Members Present:**

Jeff Nunnally (President) Randy Frame (Vice President) Becky Manley (Treasurer: by phone)

Yvette Dunford (Secretary) Kathy Carpenter (by phone) 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:** Rob Dollard

**Pledge Of Allegiance:**  By All

**Business Managers Report April 20, 2024 Kris Hatch / By Yvette Dunford**

Let Me Start By Saying: **USCR remains debt free and all projects are paid as we go.**

Maintenance Fees Collected As Of March 31, 2024 $919,782.02

Maintenance Fees Collected As Of March 31, 2023 $1,078,279.27

Accounts That Owe For The Following Years:

2023: 62 Accounts

2022: 24 Accounts

2021: 8 Accounts

2020: 7 Accounts

There Are 0 RV Storage Spots Available (with 6 names on the waiting list)

There Are 18 Golf Cart Storage Spots Available.

There Are 0 Box/Utility Trailers Storage Spots Available (with 4 names on waiting list)

AMENITY FEE (monthly transfers)

50% Bathhouse Account $4,751.36

50% Roads Account $4,751.36

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct $5,963.40

Interest From Main Account

100% Bathhouse Account $927.43

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**Treasurer Report For April 20,2024 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.**

1. Reviewed And Audited Check Ledgers And Cash Summary For March 31, 2024
2. Reviewed Payable Receipts.
3. The Bank Balance In Main Deposit Investments Account Is $153,542.40
4. The Balance In The Payroll Account Is $77,515.88
5. The Bank Balance In The Operations Account Is $168,195.92
6. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of $159,609.36
7. The Balance In Camper/Vehicle Account $9,660.88
8. The Bank Balance In The Bathhouse Fund Is $100,230.38
9. The Bank Balance In The Roads and/or Special Project Fund Is $1,077.23
10. The Balance In Savings $96,110.74

**Everything We Have Done In The Park Has Been Pay As We Go.**

**Update Grounds:** Dominic Orlando

\* Unfortunately, After We Did Asphalt Work We Have Had A Water Leak Under The Street. The Plumber Will Be Coming In As Soon As He Can Get Here To Work Oh Getting IT Fixed And Then We Will Have To Fix The Road Afterwards.

\*We Have Been Trying To Get The Street Painting Done For A While And With Volunteering Going On In So Many Places, It Has Not Gotten Done. If You Are Interested, Please Let Me Know And I Can Get You Set Up.

\*New Block Flower Area In Front Of Guard Shack Has Been Built Up We Just Need Flowers And When I Went The Choices Just Were Not That Great.

\*If Anyone Is Interested In Helping To Split Firewood, Maintenance Can Get You Set Up Out Back With The Log Splitter.

**Updates Maintenance:** Danny Candler

\*We Have Ordered A Few More Cameras To Put In Blind Areas Where Things Keep Happening

\*We Are Going To Start Inventorying Parts In The Shop. We Are Looking For A Software Program That Is Very Reasonable To Help “Bar Code” Our Inventory So That We Can Know What We Have And Keep The Stock We Need.

\*In The Area Where Dom Was Talking About The Water Leak We will Be Up Grading To Pex Pipe In That Whole Area By Running Down The Side Of The Road.

**Updates Activities:** Yvette Dunford

\*Pam Has Posted “Highlight Events” For the Next Few Months Of The “Official Board Of Directors” Facebook Page. Keep These Dates In Mind And Watch Daily For Other Events And Activities.

\*Pam Has Taken Hold Of This Job And Has Run Wide Open So Expect A Busy Summer Of Activities.

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\*Next Saturday (April 27th) Will Be The Mama Mia Italian Night Which Was A Huge Success Last Year With Wonderful Food.

The Following Saturday (May 4th) Is Out Homecoming Dinner At 12:30 In The Clubhouse Campgroup Will Provide: Meat, Dressing, Gravy, Drinks, Plates And Utensils. So Bring Your Family And (2) Side Dishes For An Amazing Day Of Food And Fellowship.

\*Pools Are Set To Open May 8th.  Both Pools Have Had The Bottoms Resurfaced, Painted Along With A Complete Pool Deck Overhaul At The Lower Pool

\*I Can’t Stress Enough How Much Volunteers Are Need Both In Front And Behind The Scenes. So If You Are In The Park And Have Any Free Time, Even If It Is Just An Hour Reach Out To Pam And See If There is Something You Can Help Take Off Her Plate. It Doesn’t Have TO BE An Event Day She Has Plenty To Do Everyday.

\*\*\*On a Secretary : The Ladies In The Office Can Come To Work Everyday In The Best Of Moods And The First Phone And/Or Customer Can Completely Ruin That. They Can Only Do What Their Job Allows Them To Do, They Can’t Fix Things That Can’t Be Fixed, They Can’t Cheat The System, They Can’t Make Reservations Before 9am or after 4pm Because The system Will Not Let Them. So Please Stop The Bullying There Are Some Days It Is So Bad They All Want To Quit. So This Is Notice That One Of The New Cameras Will Be Going Into The Office. Again It Is Sorry That Things Have Come To A Point Where Cameras Have To Be Upgraded To Protect Employees From Being Bullied.\*\*\*

**Vice President’s Notes:** Randy Frame

\*It Has Been Hot This Past Week And If You Have Not Been In The Clubhouse, Then You Should Check It Out. Putting In The Heat/Air Is Such An Improvement And A Major Step Forward In Providing Comfort In There.

\*The Appraiser Has Been On Property And Gather The Information He Will Need To Give Is A New And Completely Updated 2024 Appraisal. We Hope To Have This By Mid To Late Summer As Our Old One Is So Far Off That It Only Has The Whole Campground Valued A One Million Dollars. We Will Also Be Giving This To Out Year End CPA Audit Company To Reflect On Next Years Audit

\*ATM Has Been Ordered And We Are Waiting For Them To Come For Installation They Move At Their Own Pace, But Hope To Have it Soon.

\*BathHouse 3 and 4 Have Water Wicking Going Up The Walls. Maintenance Will Be Working On Trying To Find The Cause Of This And Stopping It Before Upgrades Can Begin This Fall/Winter.

\*Activity Building Floors Have Been Re-finished Added New Lights and Ceiling Fans Are Coming.

\* The Other Thing Is Coming Up That Has Been Dragging On And On For Years Is Or Covenants Which Binds Us By The Scope Of Them. These Are As It Stands Roughly 30plus Years Old And Very Out Dated, In Some Cases Georgia Law Does Not Even Exist Any More Or The Covanant Is Obsolete. We Are Going To Be Hold A Couple Of Town Hall Meetings This Summer and We Will Be Getting Packages Out To Owners As Soon A Lawyer Has Finished His Final Read Of Them..

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We Need Everyone to Vote Or To Send In Their Proxy. We Must Have A Quorum To Pass.

As An Incentive To Vote (you do not have to be present to win as long as you have returned your ballot or proxy filled out correctly), There Will Be (Two) Free Memberships Given Away Along With Another Prize Of (One) 2025 Dues Paid.

**General Updates:** Jeff Nunnally

\*Just to Put A Number On Re-Doing Decks Or Patios We Are At 40 Completed As Of Today.

\*Stocked The Pond 2 Weeks Ago With 3,500 Blue Gill, 497 Catfish, 3 Albino Catfish And 2000 Feeder Minnows

\*We Are Still Waiting For Backfill Dirt To Completely Dry So We Can Smooth Behind Seawall To Get Sod Down

\*Reservation System Is Now In Test Stage And As With Anything So New And With All Of The Rules, Covenants And By-Laws There Are Lots Of Tweeks, Corrections And Re-coding That Is Taking Place For The Final Stages Before Release To Owners For Use.

**New Business**

\***Motion 1** To Approve Minutes From The March 14, 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.

\*Statement By Bev Singleton: We Will Be Doing Ice Cream On Both Saturday And Sunday Memorial Day Weekend. Will Need Volunteers For Both Days.

\*Question By Jennie Maddox: Can We Vote For Covenants In Person If We Are In The Camppground

Answer By Jeff: Yes, Voting Will Need To Be Turned In No Later Than The Morning Of The Meeting.

\*Question By Aaron Harbin: Will Property Taxes Go Up With The Appraisal?

Answer By Jeff: No, This Is A Private Appraisal Not A Pubic One.

\*Question By Perry Carswell: Can We Covenants Be Voted On By Electronic Voting.

Answer By Kathy: Yes, We Hope Voting In The Future But At This Point We Not Set Up For That.

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\*Question By Hugh Beasley: We Have Been Owners Since 1986 And Are Wondering What Is Being Done To Lower The Maintenance Fees

Answer By Jeff: For Years The Park Has Been In Failing Condition Because Dues Collected Didn’t Meet The Needs To Operate, Maintain, Improve And Do The Major Up Grades Were and Are Needed, The Employees Were Severely Under Paid And The Cost Of Living Just Keeps Going Up So I Don’t See The Dues Being Lowered But We Managed To Not Raise Them And Still Continue Forward Progress In The 2024 Year. Call Around And You Will See That For What We Have We Are Still By Far The Cheapest In N. Georgis.

\*Statement By Mike Vinson: RV Parks In Florida Are Around $7,200.00 a year W/O Electricity. We Have A Great Park

\*Questions By Mike Vinson: Have We Looked Into A Bottled Water Purifying Station? Some Of Use Don’t Want To Haul Case After Case Of Water Around

Answer By Jeff: Could You Get the Info From Where You Have Stayed So We Can Check Into It

\*Statement By Slybie Yon: Landscaping Continues To Look Great

Answer By Jeff: Yes, But We Have Had To Cut Back By 1 Day A week To Accommodate The Cost.

\*Statement By Johnny Simmons: When You Stop Employees And Talk It Burns Up Their Workday And Make It Harder on Other Employees. #2 – No Owner Should Be In A Work Zone Unless They Are Volunteering And Have Signed A Waiver.

\*\*\*No More Questions?

**Motion 2:** to Adjourn

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

Yvette Dunford

Secretary

Unicoi Springs Camp Resort

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