**Unicoi Springs Camp Resort**

**Board of Directors Meeting Minutes**

**July 19, 2024**

**Activity Building 9:00am**

**Board Members Present:**

Jeff Nunnally (President) Randy Frame (Vice President) Becky Manley (Treasurer)

Yvette Dunford (Secretary) Kathy Carpenter

**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 Nunnelly

**Pledge Of Allegiance:**  By All

**Covenants Update:** Kathy Carpenter

\*Final Drafts Are Done And Everything Has Been Turned Over To The Printer

\*We Will Need Volunteers Week After Next For Placing Labels And Stuffing Envelopes To Have Ready For Mail By First Of August

\*Would Like To Thank Everyone Past And Present For Getting Us To This Point

\*Please When Talking With People Explain The Importance Of The Covenants And Try To Get Them To Come To Meeting Or To At Least Vote.

\* We Will Be Putting Out Yard Signs And Banner

\*If You Have Any Questions And/Or Comments About The Covenants, Please Email The Committee At: uscrcovenanta@gmail.com

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

\*The ATM Is Up And Running, It Is Located On The Front Porch Next T The Coke Machine.

\*If you Have Been In The Laundry Room You Know The Air Conditioner Is Now Working, Please Remember To Keep Doors And Windows Closed

\*We Have Talked That IF We Get A Quorum At The Annual Meeting In September That We Would Like Discuss Background Checks For Potential New Board Members, Changing Volunteer Requirements From 3 To 1 Years, Background Checks For New Owners.

**Updates Activities:** Yvette Dunford

\*We Have Had A Fun Filled Summer With Pam Keeping Everyone Busy. Big Thanks TO Her And Her Volunteers

\*Big Thanks To Fred For Running Karaoke and To Everyone that Helped Him

Page 1

\*Thanks To Bev And Her Bunch Of Merry Scoopers With Ice Cream

\*We Have Ice Cream Social Every Saturday At 3:00-3:00pm In The Activity Building. 1 Scoop = $1.00 / 2 Scoops = $2.00

\*The Next Few Weeks We Will Be Helping With The Covenants Mailers While The Parks Slows A Bit To Get Ready For Back To School

\*\*\*On a Secretary Note : Again, Again, 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.

**Business Managers Report April 20, 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 As Of June 30, 2023 $1,225,622.30

Maintenance Fees Collected As Of June 30, 2024 $1,187,371.90

92 Accounts That Still Owe The FULL 2024 Dues And 39 That Owe ½ Of 2024 Dues. This Is Right At $75,000.00 From Our Annual Budget.

Accounts That Owe For The Following Years:

2022: 32 Accounts

2021: 13 Accounts

2020: 7 Accounts

2019: 4 Accounts

There Are 0 RV Storage Spots Available (with 24 names on the waiting list)

There Are 8 Golf Cart Storage Spots Available.

There Are 0 Box/Utility Trailers Storage Spots Available (with 2 names on waiting list)

FROM JUNE

AMENITY FEE (monthly transfers)

50% Bathhouse Account $5,335.37

50% Roads Account $5,335.37

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct $7,716.14

PAGE 2

Rentals Are Down Some, But Again Total Occupancy Is Up Overall.

**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 June 30, 2024
2. Reviewed Payable Receipts.
3. The Bank Balance In Main Deposit Investments Account Is $103,781.88
4. The Balance In The Payroll Account Is $49,539.47
5. The Bank Balance In The Operations Account Is $79,553.74
6. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of $160,888.00
7. The Balance In Camper/Vehicle Account $31,774.78
8. The Bank Balance In The Bathhouse Fund Is $119,875.58
9. The Bank Balance In The Roads and/or Special Project Fund Is $7,251.74
10. The Balance In Savings $96,146.68

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

**General Updates:** Jeff Nunnally

\*The Heater Is For Upper Pool Is Up And Working

\*Maintenance Will Be Working To Clean Up And Ready J and H Camper Storage Lots

\*Office Will Be Calling People On The Wait List For Storage And Let Them Know We Are Working On It

**New Business**

**\***There Will Be No Elections For Board Of Directors This Year. We Had Three Openings And Three Applications Were Turned In And Approved. These Application Were Randy Frame, Yvette Dunford And Myself, Jeff Nunnally.

\***Motion 1** To Approve Minutes From The June 21, 2024 Meeting

**Made By**: Becky Manley / **Second By**: Randy Frame / **Yea** 5 / **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.

\*Statements From David Judd: If I AM In The Park I Wil Help With Covenant Prep And We Did Online Voting Where I Live And I was Not Near As Great Of A Turnout As I Thought It Would Be.

Page 3

\*Question By Dolly Dollard: Who Maintains The ATM Machine

Answer By Jeff: Brinks And We Get Half Of The Revenue

\*Statement By Jeannie Maddox: The Kids Are Running In And Out Of Clubhouse In Their Wet Bathing Suits And Even Wet Clothes Froe Rain And Are Laying All Over The Furniture, Having Drinks On It And Using Foul Language With No Regard TO Anyone Around Them.

Answer By Jeff: We Will Have Security Pull Camera Footage And Contact Parents

\*\*\*No More Questions?

**Motion 2:** To Adjourn

**Made By:** Randy Frame/ **Second By:** Becky Manley /**Yea** 5 / **Nay** 0 / **Abstain** 0

Yvette Dunford

Secretary

Unicoi Springs Camp Resort

PAGE 4