**Unicoi Springs Camp Resort**

**Board of Directors Meeting Minutes**

**June 21, 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

**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

**Updates Activities:** Yvette Dunford

\*Luau Will Be Next Saturday June 29th. There Will Roasted Whole Hog, Chicken And Many Festive Eat, So Please Watch For Tickets And Come Out And Enjoy.

\*The Following Weekend July 6th Will Be Our 4th Of July Celebration. Watch Our Many Notification Locations For Schedule Of Events And For Information Of The BBQ Chicken Meal Sales.

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

\*We Will Be Having Town Hall Meeting July 6th From 1:30 – 2:30 In The Clubhouse To Discuss Proposed Covenants Changes, Kathy Will Be There And Will Field Questions About Them Then.

\*Vacation Bile School Wil Be June 28th From 12-2 Then Again July 8, 9, 10 & 11Th  from 10-11:30. Thanks To First Baptist Church Of Helen.

\*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 : 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. Again It Is Sorry That Things Have Come To A Point Where Cameras Have To Be Upgraded To Protect Employees From Being Bullied.\*\*\*

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**Update Grounds:** Dominic Orlando

\*We Still Need To Split Firewood For Smoker Area And Fire Rings. If Anyone Is Interested Maintenance Or I Can Get You Set Up Out Back With The Log Splitter.

\*Please Keep Speed Slow And Watch Out For Kids, Pets And Adults It Id Getting Crowded In Here.

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

\*We Now Have A Waiting List For Camper Storage Of Approx 20 People, So We Will Be Working On H & J Lots To Make More Room To Accommodate More Units.

\*If you Have Been In The Laundry Room You Know The Air Conditioner Is Not Working, We Are In The Process Of Getting It Repaired Or Replaced.

**General Updates:** Jeff Nunnally

\*Paving To Repair The Roads Where We Had To Replace Some Broken Water Lines Will Start Very Soon.

\*CPR Classes Are Being Held Now For Our Employees And Security Right Now. We Will Be Posting Classes For Any Owners That Would Like To Learn CPR At A Later Date.

\*The Heater Is For Upper Is Here And We Are Waiting For Blossman To Get Tank Set So We Can Plumb And Wire.

**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 April 30, 2024 $1,094,712.79

Maintenance Fees Collected As Of April 30, 2023 $1,034,847.11

Maintenance Fees Collected As Of May31,2024 $1,153,610.09

Maintenance Fees Collected As Of May31, 2023 $1,225,622.00

125 Accounts That Still Owe The FULL 2024 Dues And 56 That Owe ½ Of 2024 Dues. This Is Right At $100,000.00 From Our Annual Budget.

Accounts That Owe For The Following Years:

2023: 59 Accounts

2022: 24 Accounts

2021: 8 Accounts

2020: 7 Accounts

There Are 0 RV Storage Spots Available (with 20 names on the waiting list)

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There Are 9 Golf Cart Storage Spots Available.

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

FROM APRIL

AMENITY FEE (monthly transfers)

50% Bathhouse Account $5,438.00

50% Roads Account $5,438.00

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct $6,844.47

Interest From Main Account

100% Bathhouse Account $1,801.18

FROM MAY

AMENITY FEE (monthly transfers)

50% Bathhouse Account $5,985.15

50% Roads Account $5,985.15

ON/OFF and RENTAL INCOME

25% Truck and Trailer Acct $9,297.71

Interest From Main Account

100% Bathhouse Account $742.08

Rentals Are Down By 141 Nights But 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 May 31, 2024
2. Reviewed Payable Receipts.
3. The Bank Balance In Main Deposit Investments Account Is $120,045.08
4. The Balance In The Payroll Account Is $88,985.76
5. The Bank Balance In The Operations Account Is $91,485.12
6. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of $160,385.79
7. The Balance In Camper/Vehicle Account $9,660.88
8. The Bank Balance In The Bathhouse Fund Is $113,148.35
9. The Bank Balance In The Roads and/or Special Project Fund Is $1,266.59
10. The Balance In Savings $96,110.74

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

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**Covenants Update:** Kathy Carpenter

\*I Would Like To Say Our New Attorney Is Just Great And Has Helped Us So Much Getting The Wording And Legal Terms In Order For Final Draft Of Proposed Covenants.

\* Our Next Town Hall Meeting To Discuss Proposed Covenants Will Be Saturday July 6th From 1:30-2:30 In The Clubhouse

\*We Will Be Working In July To Get The Mailing For Covenants Voting Ready To Be Mailed Out End Of Month.

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

\*Please Talk Up The Importance Of Voting And Being Present At Annual Meeting September 21st Or Sending In Your Proxy So We Have The Quorum To Pass The Covenant Changes 15 Years In The Making.

**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 April 20, 2024 Meeting

**Made By**: Becky Manley / **Second By**: Dom Orlando / **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 Questions Should Be Asked To The Board. All General Discussion Among Owners Can Be Done Outside After the Meeting.

\*Question Steve Singleton: Commercial Coffee Pot Is Out Of Order Have We Thought about Moving It By The Bathrooms

Answer By Yvette: We Are Looking Into A Coffee Bar And Will Be Ordering A New Coffee Maker. I Am Not Sure About That Location Because We Will Need Power And Water Along With Power To Run Microwave.

\*Question By Carolyn Simmons: There Is Still A Lot Of Speeding Both With Cars And Bikes

Answer By Jeff: Yes, And Security Will Be Cracking Down And All Offensives And Are Patrolling The Campgrounds For Speeders and Stop Sign Runners.

\*Comment By Jeff Rhodes: Its Time For Security To Get Tough

\*Comment By Steve Singleton: If Children Get In Trouble For Tear Things Up Their Parents Should Be Brought Down And Shown The Video Evidence.

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Answer By Jeff: It Is Sad The Amount Of Cameras We Have Had To Install, So Please Noted This Campground Is Under Video And Audio Surveillance.

\*Question By Renee Rhodes: We Should Help New Owners To Be Set Up And Maybe Have Orientation Classes

Answer By Randy: This Is One Of The Main Reason We Have Set Up The Ambassador Program Along With Helping Security On Holiday Weekends. If Anyone Wants To Volunteer To Be An Ambassador For The Park Please Contact Johnny Simmons

\*Question By Scott Dennis: Thank You To The Board For Doing A Great Job. I Was Wondering What The Update Was On The Reservations System

Answer By Jeff : We Are In Test Mode Now And Still Working On Bugs That Have Had To Be Worked Out With Our Covenants, By-Laws, Rules And New Quickbooks System. We Have Had To Overhaul The Office Completely During Software Development It Was Not As Easy As A Simple State Park Or General Campground. With That Said We Are Hoping By Annual Meeting.

\*Questions By Wendy Overton: Wil You BE Able To Walk In And Make Reservations

Answer By Jeff: Yes, You Will Still Be Able To Walk In And Call In.

\*Question By Jennie Maddox: What Will The Hours Be For Online Reservations

Answer By Jeff: 24 Hours

\*\*\*No More Questions?

**Motion 2:** To Adjourn

**Made By:** Dominic Orlando/ **Second By:** Becky Manley /**Yea** 6 / **Nay** 0 / **Abstain** 0

Yvette Dunford

Secretary

Unicoi Springs Camp Resort

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