

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
September 21, 2024
Activity Building 1:00pm

Board Members Present:

Jeff Nunnally (President)	Becky Manley (Treasurer)	Yvette Dunford (Secretary)
Danny Candler	Kathy Carpenter	Dominic Orlando

Call To Order: Jeff Nunnally

Please turn off or mute 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. There will be no audio or video recordings of this of this of any board meeting.

Prayer: Lonnie Bennett

Pledge Of Allegiance: By All

Jeff Nunnally – President

*Voting Process: Votes were either mailed in with Yes, No or By Proxy for Covenants and Some Came To Vote In Person Today. If you voted by Proxy and are here today then you will not be able to live vote on By-laws and the Board Of Directors will vote your Proxy. If you voted Yes or No or are here to live vote then you received a paper with the number of Deeds you own written on it and that will be your voting Paddle for By-Law Voting if in a few minutes it is determined that we have met our quorum need to proceed with changes. When time to vote we will ask that you hold up your Paper and keep it held up till the Three (3) person count team comes around and counts your vote for Yes or No on these motions.

*Special Thanks to Greg Norton for heading up vote counting team. Greg Is retired from the Federal Reserve, his is Bonded and he and his team did the count yesterday and finished up today. Please Greg Thank your full team for their volunteer work through all of this.

***Motion 1** To Approve Minutes From The August 16, 2024 Meeting

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

*We are going to start with By-Law changes, you all received in the mail that we would be discussing by-laws in the meeting so jump in and get started.

Kathy Carpenter – Board Of Director Volunteer Time For Eligibility

**One of the requirements for running for the board is that you have to do volunteer time here in the park at schedule events or projects. Currently it states that you must have Volunteered in the last three years. It is hard to keep up with the people, time and dates over

Three years, so we have a motion we would like to make today and have you vote.
If you have you have a voting paper, you will vote and if you voted by proxy the Board will
Vote those.

**First item which would be Motion #2 Is To reduce the number of years of volunteer time to qualify
an owner for eligibility To run for the Unicoi Springs Board Of Directors from three years to one year
with minimum Of 10 hours as well is five park sanctioned events.

**Question by Owner – What is a park event?

Answer by Kathy – this is anything that the park is putting on, helping cook a
Meal, serving ice cream, help with events in activities, building decks or
Or things that volunteers are needed for.

**Question by Owner – Do the 10 hours and five events have to happen in the same year

Answer By Jeff – Yes

**Question By Owner – This does only effect to volunteer hours not the other current
Qualifications needed to run for the Board Of Directors?

Answer By Jeff– Yes, all other qualifications stay in place. You must be in good
Standing, You must have been a member for three years, must fill out
Application and have it turned in and approved by deadline.

**Question By Owner – What if you already have hours in over the past 3 years?

Answer by Jeff – This is a motion is for moving forward, and if you have hours in
Over the past three years that will be looked at for sure when application is
Turned in. Folks I promise we are trying to make it easier and not harder to keep
Up with, but 10 hours over five events is nothing compared to the hours you put
In once on the board.

*Kathy – I will read it again: To reduce the number of years of volunteer time to qualify an
Owner for eligibility to run for the Unicoi Springs Board of Directors from three
Years to one year with minimum of 10 hours as well as five park sanctioned
Event

**Question By Owner: what is the establishment of a quorum and number that was
That was based on and requirement to approve the By-Law,
Can you explain that please.

Answer By Park Attorney Avery Archer: Your have 1,861 un-divided interest
holders that were eligible to vote. To establish a quorum for the purpose of
amending the By-Laws you need 1/10 of that, so 186 un-divided interest holders
here or by Proxy. With that you need 2/3rds of the 186 un-divided interest
holders to vote Yea to pass a By-Law change. With the 78 Proxy vote there needs
to be 108 more to move forward. To clarify 1,861 eligible voters, to establish a
quorum you need 186 voters present or by Proxy. There are 78 Proxy votes so
there needs to be 108 in-person votes to establish that quorum for By-Laws.
This is for By-Laws, Covenant is different it needs to be 2/3rds of the 1,861.

****Question By Owner:** Please clarify what is needed for the covenant change

Answer By Avery: 2/3rds of the 1,861 un-divided interest holders.

*******Announcement Of Numbers Voting or In Person:** Avery Archer – This is a quorum present we have 231 present and 78 Proxy votes for total of 309. There needs to be a Yea vote of 2/3rds for a total of 206 for changes in By-laws today. With these numbers there is not enough to change the covenants, so the covenants cannot be amended at this meeting.

***Motion 2:** To reduce the number of years of volunteer time to qualify an owner for eligibility To run for the Unicoi Springs Board Of Directors from three years to one year with minimum Of 10 hours as well as five park sanctioned events

is Made By: Kathy Carpenter / **Second By:** Yvette Dunford / **Yea** 163/ **Nays** 13 / **Proxy** 78

Avery tallied the votes with the board voting Yes on Proxys for 241 and needed 206

MOTION #2: PASSED and will be changed in the By-Laws

Dominic Orlando – Here lately we are kind of being trashed questioning our integrity, mostly on the ridiculous Facebook page. So for that reason I think that it is important for the integrity of the Board no longer be in question. So because of that I would like to see the following for Background Checks For Perspective Board Of Directors Candidates

****Second item which would be Motion #3:** To require all perspective board member candidates to Submit for a background check to be turned in with their Unicoi Springs Board of Directors Application. The respective Offenses include : Any Drug Related Felonies / Violent Crimes Felony or Misdemeanor / Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies.

****Question By Owner:** Is this a stand alone motion or motion to amend By-Laws

Answer By Jeff – This is motion to amend By-Laws

****Question By Owner:** Does this include Violent Crimes both Felony and Misdemeanor

Answer By Jeff; Yes

****Question By Owner:** Does the applicant submit the background check or do they submit approval for the Board to do the background check

Answer By Jeff; They would submit for the office to do the background check, The Board will have nothing to do with it and there will be an appeal process if anyone can prove something is incorrect in their history. The background would be completed and passed before application would be accepted. This is the same one we currently do for all our hired employees

****Question By Owner:** Is the person applying responsible for paying for it?

Answer By Jeff; Yes. The office has a national background check company That they currently use for all hires. So to summarize, it would be done Through the office at the applicant's expense and there would be an appeal Process if applicant can provide

****Question By Owner:** How much is the background check?

Answer By Jeff; I believe it is \$25 or \$35, I don't see Kris in here to confirm but I believe that is correct

****Question By Owner:** Do you have to have a background check every time you run for board?

Answer By Jeff; Yes, absolutely, this applies to any current Board Member That runs in the future.

***Motion 3:** To require all perspective board member candidates to Submit for a background check to be turned in with their Unicoi Springs Board of Directors Application. The respective Offenses include :Any Drug Related Felonies / Violent Crimes Felony or Misdemeanor/ Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies.

is Made By: Dominic Orlando / **Second By:** Becky Mantley / **Yea 184/ Nays 0 / Proxy 78**

Avery tallied the votes with the board voting Yes on Proxys for 262 and needed 206

MOTION #3: PASSED and will be changed in the By-Laws

Yvette Dunford – In going with background checks, there are some photos are being passed around of the latest felony drugs found and turned into White County who in then turned them over to the GBI to be destroyed. We have had domestic fights, sex offender issues. Some of this you hear about and some of it is handled with security and the police, but no matter if you hear about it or not your children and grandchildren play here. I don't know if any of you travel at other parks but this is the new way of doing business in many campgrounds. It is sad but we are at this point hat we must start paying attention to who is buying into this resort. Please continue to pass the photos around and I am going to turn over to Danny for next motion.

Danny Candler – We have a tremendous amount of new member which is a great thing, 99% are wonderful but it is that 1% that we have to watch, with that said the next item is about new owners.

****Third item which would be Motion #4:** Effective January 1, 2025 any and all transfers of deeds must submit to a background check and receive an acceptable report that would be submitted to the Unicoi Springs Camp Resort office by a agency approved by Unicoi Springs Camp Resort. The is a list of offenses that would disqualify a perspective owner/transferee from ownership in Unicoi Springs Camp Resort

Any drug Related Felonies / Violent Crimes Felony or Misdemeanor / Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies. There will be an appeal process for any denial of any ownership or transfer of a deed.

Danny Read The above again ---

**Question By Owner: What good does this do for spouses, children or guest that someone might bring in? I would like to think that these pictures were not from something on owner brought in but from a guest.

Answer By Jeff – It was most definitely from an owner in a rental camper
If an owner brings a guest in all responsibilities fall back on the owner. But to
Answer your question noting is 100%, We can only do what we can at the time
We have a gate up front but that does not stop someone from parking and
Walking in around the building. We are trying to do what we can to the best
Of the abilities of what we are allowed to do. We are trying to prevent what we
Can and not just sit on our hands and hope nothing happens. This does not
Apply to current owners but if you go to sell a deed the sale will not be able to be
Processed through the office without going through the proper steps.

**Question By Owner: If passed why could we not start tomorrow

Answer By Randy – It will take a bit to get background check company in place
Along with notifying owners. We understand this is not perfect but we feel like
It will help us protect better then just a open policy. Also in this sue happy world
We live in if forbid anything happens and someone tries to sue the campground
We can show that we are gated, we have security and we do background
Checks on all new owners

**Question By Owner: If you own now and you buy another after this goes into do you have to have a background check

Answer By Jeff – Yes you do

**Question By Owner: How is this going to work say if we die and leave to our children..

Answer By Jeff – They will have to pass background check to complete
Transfer.

**Question By Owner: How long is a background check good for? If I bought a deed in January and then another in March would I have to do another one

Answer By Jeff – Background checks are good for 2 to 3 years, but yes you would
Would have to do one each time you buy.

****Question By Owner:** Is there any way that if a current owner is involved in something in the park we can have them removed?

Answer By Jeff – The Current Covenants state that you can be removed for any Illegal activity. I will just say that that situation has come up before and it was Handled. We don't announce, mention names or how exactly some of these Things are handled but they are taken care of to the best of our ability and by the Covenants along with law.

****Question By Owner:** Could we not Check the Sexual Offender Website For all guest as they check in?

Answer By Jeff – This would be a great idea but I do not see how that would be At all doable. Just look at Halloween or really and summer or holiday weekend We do not have the man power to even begin to think about that.

***Motion 4:** Effective January 1, 2025 any and all transfers of deeds must submit to a background check and receive an acceptable report that would be submitted to the Unicoi Springs Camp Resort office by a agency approved by Unicoi Springs Camp Resort. The is a list of offenses that would disqualify a perspective owner/transferee from ownership in Unicoi Springs Camp Resort Any drug Related Felonies / Violent Crimes Felony or Misdemeanor / Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies. There will be an appeal process for any denial of any ownership or transfer of a deed

is Made By: Danny Candler / **Second By:** Dominic Orlando / **Yea** 167/ **Nays** 0 / **Proxy** 78

Avery tallied the votes with the board voting Yes on Proxys for 245 and needed 206

MOTION #3: PASSED and will be changed in the By-Laws

(huge round of applause)

Jeff Nunnally: Drawing Winners by Nikki Jackson

158189 For Deed – Dominic Orlando

158727 For Deed – Miranda Jones

158503 For (1) 2025 Dues – Brian Merrit

Avery already said not enough vote even turned in for covenants so no need to talk about that so, 5 minute break and we will move on.

Jeff Nunnally –

**** Reservation system** has been talked about for a long time and again I will say it did take long than even I thought it would but we could not just throw anything out there with all the boxes we have to check to follow our requirements. With that said we are here, starting October1, 2024 the developer will start a random soft roll out of a couple hundred every week till everyone has their information. No need to run into the office or call everyday, if you have given your email in the past

you will receive your information. If you don't want to use system you can still make through the office like normal. If you do use system you can make reservation 24 hours a day you will have 10 minutes to get through the process. Please know that there will be some bugs and tweaks that will be worked out as we go so please be kind to the office as they too are learning the system and work in a completely different screen as you so we will all have to grow into this together.

Randy – Covenants – Like stated not enough votes so they will not be voted on today. We did want to let you know that there was a ton of misinformation and just plain lies on facebook. A lot of people never even read the old and the new covenants they just took the cliff note version that were being misrepresented all over facebook. The other thing is the covenants were not a Board thing These were presented to us for approval to be submitted for a vote after more than 15 years of work and several different committee members pit hundreds upon hundreds of hours into this package. But heres the deal, you can question my judgement, my intelligence but don't question my integrity. I am tired of this board being attacked, called liars, thieves and cheaters (huge round of applauses). We took a lot of abuse of trying to get something done that we feel was a great package from covenants committee. In the past three years we have moved to start and finish things and do not like unfinished business so this was unfinished business. The biggest problem was people did not vote. People got hung up on the 5 deeds thing and just could not get passed it. So guess what it is unlimited now and will remain that way. Here is the concerning part of that I do RV repair all over N Georgia and we have the crown jewel of parks in this area. Last year is was brought up that we needed an audit of the park. They had to do calculations two different ways. We are private so that means just the property not the business end of it and the return we received is that Unicoi Springs the way we operate it has a value of approx. 18 million dollars, if you looks at it on a commercial basis and a corporation wanted to come in and buy it and go to the bank the loan value would be 30 million dollars, with a higher earning as rental investment. So if think if you see investment partners coming in and offering monies on deeds that these maybe trying to buys up the majority so they can take over little by little the gain control. Leisure Acres just got bought out by a large corporation. So if the covenants do ever come back around as an owner make it your priority to learn and learn some more about what they say and mean. Facebook and angry owners with a personal agenda are not your best place to learn. Please as owners when votes are sent out please vote. We do want to thank all who over the 15 plus years worked on these.

**Jeff Nunnally – Leisure Acres \$800 a month you pay all utilities except water
R-Ranch \$1000 in April and October and fee for everything you do
Mountain Lakes in financial problems, fees for everything and charge huge assessments to every owner no question ask. 3 million dollar bill it is just divided up by number of owners to pay as an assessment fee.

Jeff Nunnally For Paul Gittens Chapel Report

The Chapel At Unicoi Springs Camp Resort Is Non-denominational with services on Sunday (am & pm) and Wednesday evening, in addition the Chapel is open for a non service Prayer and

Meditation time on Tuesday and Thursday. It has been our pleasure and blessing to hand out complimentary water at each holiday campground celebration and would like to thank the board for this opportunity.

God has truly blessed the Chapel with great Preaching, Teaching, and talented musicians and singers. The Chapel also host a singing each month from May thru October. The Chapel would like to thank Rob and Dolly Dollard for organizing and totally handling 3 different VBS events in 2024. Missions are at the hear of our Chapel and we proudly support the following ministries from the generous gifts of our supporters:

- *Keith Allen (Evangelist)
- *The Jerico House (addition faith-based recovery)
- *Colin Oglive (UGA Student Ministry)
- *Gideons International

God has an will continue to bless our Campground and Chapel, please know you are always welcome and have a special invitation to attend.

God Bless and Keep Lookin Up
Paul Gittens (Chairman)

Treasurer Report For September 21 ,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.**

- I. Reviewed And Audited Check Ledgers And Cash Summary For August 30, 2024
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$11,837.97
- IV. The Balance In The Payroll Account Is \$45,743.26
- V. The Bank Balance In The Operations Account Is \$92,763.02
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$162,017.99
- VII. The Balance In Camper/Vehicle Account \$46,432.29
- VIII. The Bank Balance In The Bathhouse Fund Is \$130,88.80
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$17,441.91
- X. The Balance In Savings \$96,146.68

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

Business Managers Report August 6, 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 August 31, 2023 \$1,268,549.32

Maintenance Fees Collected As Of July 31, 2024 \$1,218,549.22

54 Accounts That Still Owe The FULL 2024 Dues And 16 That Owe ½ Of 2024 Dues.

Accounts That Owe For The Following Years:

2023: 49 Accounts

2022: 31 Accounts

2021: 13 Accounts

2020: 7 Accounts

There Are 0 RV Storage Spots Available (with 13 names on the waiting list)

There Are 5 Golf Cart Storage Spots Available.

There Are 0 Box/Utility Trailers Storage Spots Available

Activities Update: Yvette Dunford

*Halloween is coming, there is a schedule post on the Official Board Of Directors Facebook Page.

As usual Pam will need Lots of volunteers so please see or call her directly

*This park runs on volunteers it always has and always will. Without them there will be no events so please take a hour and help out.

*The Campground wide Thanksgiving will be on November 9 at 12:30or 1:00 (tbd) The park supplies, the Turkey, Ham, Dressing, Gravy, Drinks, All Plates and Utensils. Please bring 2 side dishes and come out to this wonderful and filling event that is always a huge hit.

That evening we will be treated to the sounds as Winder'up will be in the clubhouse for an evening of music. So take a nap after the big meal then head on down.

*By Pam

*I would like to thank Pam for all her hard Work for everything she does around the park.

*Golf Cart Parade and Site voting will be done by voting on Halloween

*Glow in The Dark Street Dance That Night

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. We will not be fielding any Covenant questions as that dog has been beaten to death and it is over.

*Question By Owner: In the future can we not do voting online

Answer By Jeff – This has been a plan we have been working toward with this System all a long.

*Question By Owner: Where can I get copy of Treasurer report

Answer By Yvette: Will be in the minutes

*Question By Owner: On Halloween can we stop Traffic on lower end of lake

Answer By Yvette: We are going to be talking with Security about that but easier said than done.

*Question By Owner: How do you approach the board If you have a question? I have been accused of being a complainer on Facebook. My second question is you are worried about a commercial take over but how do we stop full-timers from taking over the park

Answer By Jeff: If you have a question you can email us or talk to us out and about in the park like has always been done. As to your second question No One can tell you how to use your deed , when to leave or how many you can own. As stated over and over if you read the minutes the State of Georgia says that we are all Deeded Owners with the right if available to camp 14 days a month not just the moths someone else decides they want someone to camp

*Question By Owner: Do you have to come to the campground to get paperwork for background check?

Answer By Yvette: No you can call and get the agency and do it online. Then they I believe they will send the one requesting the check full information and only send our office a yes approved or no not approved.

*Statement by Owner: White County Is going to Online Deed Registration or will have computer in their office

*Statement by Owner: I believe that the \$2.00 per day is way to cheap I know it cost us more than that in just power.

Answer by Jeff; We will be discussing these things at our next work session but as you all know the everything has gone way up and that means here too. We hear you and will have to take a serious look at where we go since we did not raise last year.

Statement By Owner: Has you ever thought about putting in a Hot Tub or something

Answer By Jeff; Had one years ago and you don't even want to know what all went on, so no.

Question By Owner: I have never seen this park look so good, looks like we have reached capacity in all of our storages so what are some of the capital project moving forward.

Answer By Jeff: As you mentioned we have done huge capital improvement projects over the past 3 years and now we are at a point the we can tone the large project like paving done and work more on sites and smaller projects but we will delve more into that next month as we set the 2025 budget.

Question By Owner. Since we are stuck with the old covenants are they going to be enforced>
Answer By Jeff: They are the law of the land

***No More Questions?

Motion 5: To Adjourn

Made By: Randy Frame/ **Second By:** Becky Manley /**Yea 6 / Nay 0 / Abstain 0**

Yvette Dunford

A handwritten signature in black ink, appearing to read 'Yvette Dunford', written over a circular stamp or watermark.

Secretary
Unicoi Springs Camp Resort

