

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
November 15, 2024
Activity Building 9:00am

Board Members Present:

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

Call To Order: Yvette Dunford

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

Treasurer/ Manager's Report For October,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 October 31, 2024
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$51,958.40
- IV. The Balance In The Payroll Account Is \$11,412.59
- V. The Bank Balance In The Operations Account Is \$26,453.06
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$82,832.39
- VII. The Balance In Camper/Vehicle Account \$62,438.10
- VIII. The Bank Balance In The Bathhouse Fund Is \$141,256.34
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$27,585.52
- X. The Balance In Savings \$56,177.77

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

- ** Maintenance Fees Collected As Of October 31, 2024 \$1,230,927.58
- ** Maintenance Fees Collected As Of Octobers 31, 2023 \$1,274,644.66
 - 55 Still Owe for 2024 (45 Still Owe All and 10 Owe Half)
 - 44 Still Owe For 2023
 - 22 Still Owe For 2022
 - 21 Still Owe For 2021
- ** We Have 13 Golf Cart Storage Spaces Available
 - There Are No RV Storage Spaces Available (with 13 on waiting list)
 - There Are No Utility Trailer Storage Spaces Available (with 4 on waiting list)

Grounds : Dominic Orlando

*We will Be Closing Sights On Azalea Lane (lower lake) And Hill Top Circle (Joe Reynolds Blvd) For The Winter Months Starting December 15. This Will Give Us A Chance To Get As Many Decks And Patios Redone As The Weather Will Allow.

*We Are Always Looking For Volunteers For Many Projects, So If You Find Yourself Looking For Something To Do Give Me A Call. Thanks

Maintenance Update: Danny Candler

*Most Of Our Water Lines In The Park Are 30 to 40plus Years Old, So When We Have Water Line Issues We Will Be Upgrading The Old Lines With New Instead Of Just Doing A Band-Aid Fix. We have Found A Great Plumbing Company That Has Been Very Accessible And Easy To Work With.

Activities Update: Yvette Dunford

*Halloween Was A Huge Success With Lots To Do And Plenty Of Trick Or Treaters. Thank To Everyone That Came Out And A Huge Thanks To All The Volunteers.

*Last Saturday Was The Park Wide Thanksgiving Dinner And As Always The Food Was Plentiful And We Have Top Notch Cooks In Here. It was Great To See All Of The New Faces That Came Out This Year.

*Please Always Keep An Eye Our Official Board Of Director Facebook Page, The White Board By Security, The Changeable Letter Board Once You Enter The Park And Of Course Activity Sheets For Weekly Events Over Upcoming Holiday Season And The Winter Months.

New Business: Yvette Dunford

The Seating Of The Borad Remains The Same As Last Year: President- Jeff Nunnally / Vice President- Randy Frame / Treasurer- Becky Manley / Secretary- Yvette Dunford / Director – Danny Candler / Director- Kathy Carpenter / Director- Dominic Orlando

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

Made By: Dominic Orlando / **Second By:** Danny Candler/ **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.

*Question By Mike Vinson: I Received My Invitation For Reservation System And Have Set It Up And When Looking Around In There It Seems That There Is A Quirk With The Map.

*Answer By : Yes, Since Going Live As We Expected There Are Quirks That Have Been Brought To Our Attention. We Are Working With The Developer On These As They Come Up. I can Tell You That We Have So Many Rules And By-Laws To Follow That This Has Been And Still Is A Process Of What Works To Encompass Them All. One Thing I Need To Let Everyone Know Is ONLY PRESS THE PAY Tab Once. If You Press Again While Payment Is Processing (wheel spinning) It Will Charge You Again.

*Question By Aaron Harbin: Are We Upgrading Site With Wood Or Concrete?

Answer By Dom: We Will Be Doing Concrete Wherever Possible. We Will Need Volunteers

*Question By Rob Dollard: As For The Dues Going Up I Have Been Telling People That Come To Me "That Numbers Don't Lie, There Are Things That Must Be Done, There Are Things That Need To Be Done, There Is Monthly Cost Of Doing Business With Goes Up With Inflation And There Are The Improvements That We All Want To See To Help The Park." I Can See Where They Have Tried To Raise A Little At A Time But This Needed To Be Done This Park Has Been Way To Cheap For Too Long And Now We Are Having To Play Catch-Up. I Personally Really Appreciate You The Board For Doing A Great Job And Making The Hard Business Decisions. With The Increase To \$4.00 A Day I Figure That Covers The Electricity On The Site While You Are Using It. Now It Is Fair Across The Board That You Pay For What You Use, Play To Play So To Speak. If You Are Here More, You Pay More. $\$4.00 \times 30\text{days} = \120.00 And That Is About What The Usage Of Power Would Be. Great Move. . I Think The Park Is Closer To Where It Should Be But And We Are Still Like 1/3 Cheaper Than Anywhere Else. Go And Look Around You Will Never Find Anywhere For The Money That Has All The Amenities / Weekly, Monthly And Yearly Activities / Upgrades Happening All The Time / 24hr Security / Storage / Camping Moving And So On. Another Thing That I love Is That Maintenance Is Now Does Maintenance Things And Moving Campers And Contractors Are Being Used To Do The Major Projects And Repairs And The Landscaping Company Is Wonderful. It All Cost Money.

Answer By Becky: Rob There Was MUCH Decision And I Mean MUCH Decision That Went Into Raising The Dues And Fees. We Did Not Want To Do It And We Did Not Do It Last Year, But The Inflation In Everything That You Feel At Home Is Ten Fold And More Here At The Park.

Comment By Dominic: Just A Reminder Our "NO BULLY POLICY" Go For Contractors That Are Here Working In The Park This Includes Security Too. Treat People With Respect.

*Question By Mike Vinson: Do You Feel Like We Are Good With The Fee Increase For 2025 Or Are We Cutting It Close

Answer By Becky: We Are Cutting It Close, We Are Trying To Build And Maintain A Budget In A Volitive Economy. We Don't Know Many People Will Come Camping This Years With The Cost Of Fuel, Food, Ect. Then We Have The Folks That Just Don't Pay Their Dues and That Hurts Everyone.

Comment By Yvette: There Are People On Facebook Right Now Threating To Not Pay And Telling Others Not To Pay.

Just Remember You Can't Enter The Resort To Camp Or Use Any Of The Amenities IF Your Dues Are Not Current.

*Question By Donna Davis: Can We Get People Set up To Build Picnic Tables When Monies Are Available?

Answer By Dominic: Yes, I would Love To Get Volunteers Together And Begin Making New Tables And Pressure Washing the Ones That Can Be Saved. Again, This Is A Money and Volunteer Thing If You Are Interested Please Contact Me. We Can Pressure Wash And Time And We Can Start On New Tables As Monies Allow.

No More Questions, Thank You All For Coming

Motion 3: To Adjourn

Made By: Danny Candler / **Second By:** Becky Manley / **Yea** 5 / **Nay** 0 / **Abstain** 0

Yvette Dunford



Secretary
Unicoi Springs Camp Resort