

**Unicoi Springs Camp Resort**  
**Board of Directors Meeting Minutes**  
**April 18, 2025**  
**Activity Building 9:00am**

**Board Members Present:**

Jeff Nunnally (President)      Randy Frame (Vice President)      Becky Manley (Treasurer)  
Yvette Dunford (Secretary)      Danny Candler      Kathy Carpenter      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:** Gary Bryan

**Pledge Of Allegiance:** By All

**Review:** Jeff Nunnally

- Winter projects are finishing up and will be coming to an end over the next month. The Concrete is complete, Utilities re-worked and grass seed has been put out on the lower side of the lake.
- Several decks have been re-built, Huge thanks to Dominic and all the volunteers who have worked to pull to site upgrades off even with the terrible winter weather we had up here.
- Bathhouses #2 and #4 are finishing up just waiting on the partitions to come in this week. Then they will jump right in on the demo for #3.
- A huge thanks to Dolly Dollard for all the road painting she has done. She literally sitting in the roads painting every line and word.
- The 2023 Audit was completed with CPA stating that our "park was the nicest looking and in the best financial shape of any of the several he handles. That we all should be proud of our park, it's staff and owners for the hard work and volunteer time it takes to maintain at this caliber". Please see attached Audit Highlights from CPA
- As we move into season let's remember Safety First and Watch for Bears.

**Grounds :** Dominic Orlando

\* A huge thanks to everyone who volunteered with our winter site project, these would have never gotten done without all of you. Big shout out to Rob Dollard, Lonnie Bennett and Will Rippetto for being a constantly there and to Mike Dunford for all the site drawings and figuring of lumber packages

\* Playground have been freshened up with new mulch and we will be getting the sunshades up once spring storms are not a frequent.

**Activities Update:** Yvette Dunford

- \* There were many events and activities over the winter Holiday Season, Valentine Dinner once again was just beautiful. If you ever have a chance to be here during the Holidays or Valentines you will see that camping at USCR in the winter is a magical time
- \* We have Spring Break over the next few weeks, Pam will have activities so watch the white board, changeable letter board and activity sheet. Also again First Baptist Of Helen will be holding Vacation Bible School. This Is always a great time for all ages.
- \* I know I harp on this but without volunteers to help Pam with activities during Holidays some of the scheduled activites maybe canceled or may just not even happen at all.
- \* Park wide Homecoming will be the 10<sup>th</sup> Of May so plane your reservations to come, fellowship and eat.
- \* Thank You to all who have worked so hard over the VERY Cold winter months
- \* Remember to Thank The Staff When you see them, they work very hard for us and the park. Also A reminder that we have a ZERO Policy for and harassment and verbal abuse of our staff.
- \* Watch you speed, Stop at all Stop Signs, talk with you children and guest about the Park Rules before Security has too. Safety First Always

**New Business:** Randy Frame

In the new few weeks when the pollen season dies down Spring Rental Camper washing will begin and then this will be done again in the fall.

**Maintenance Update:** Danny Candler

- Bought a Storage Container For Maintenance and It Is Installed And Supplies have been loaded into it.
- We sold some of the old unusable/ unworkable equipment that was taking up space .
- Thank you to all volunteers, it was a long, cold and wet winter.

**Treasurer/ Manager's Report For March 31,2025 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 would like to wish everyone a Happy Easter.**

- I. Reviewed And Audited Check Ledgers And Cash Summary For March 31,2025
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$211,233.27
- IV. The Balance In The Payroll Account Is \$25,462.88
- V. The Bank Balance In The Operations Account Is \$123,869.44
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$164,420.87
- VII. The Balance In Camper/Vehicle Account \$57,744.53

- VIII. The Bank Balance In The Bathhouse Fund Is \$54,133.21  
IX. The Bank Balance In The Roads and/or Special Project Fund Is \$7,731.91  
X. The Balance In Savings \$374,318.99

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

- \*\* Maintenance Fees Collected As Of March 31, 2025 \$1,123,738.20  
\*\* Maintenance Fees Collected As Of March 31, 2024 \$ 919,782.02  
228 Owners Still Owe for the 2<sup>nd</sup> portion 2025  
254 Owners Still Owe for more than half or all 2025 dues  
42 Still Owe For 2024  
41 Still Owe For 2023  
22 Still Owe For 2022  
8 Still Owe For 2021  
7 Stoll Owe For 2020  
\*\* We Have 13 Golf Cart Storage Spaces Available  
There Are 14 RV Storage Spaces Available (with 13 on waiting list)  
There Are No Utility Trailer Storage Spaces Available (with 4 on waiting list)  
There Are 3 Box Trailer Storage Spaces Available

Amenities Fee Split: 50% Into Bathhouse \$9,344 / 50% Into Roads \$9,344.00

On/ Off Fee Split: 25% Into Truck/Trailer \$\$7,068.17

**\*Motion 1** To Approve Minutes From The March 21, 2025 Meeting

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

\*Question By Marie Abercrombie: There are bees by there walking/golf cart trail on the upper side of the lake

\*Answer By Yvette Dunford: Yes, we have looked into them and have determined that they are Honey Bees and not aggressive so we will not disturb them. We are going to have maintenance "ribbon" the area with caution tape, and If they become an issue we will look into having someone come in relocate them

\*Question By Marie Abercrombie: What is the status on getting guardrail up on Hwy 356?

Answer By Jeff Nunnally: 356 is a State Road so I have been dealing with several different people from the State DOT and have not gotten any concrete information back.

\*Question By Stephanie Turnipseed: Is there anyway to make the public garden area larger and more level?

Answer By Jeff Nunnally: It looks like folks have already started planting up there for this year but we can definitely look at something before next spring

No More Questions? Thank You All For Coming.

**Motion 3:** To Adjourn

**Made By:** Becky Manley / **Second By:** Danny Candler / **Yea** 7 / **Nay** 0 / **Abstain** 0

Yvette Dunford

A handwritten signature in cursive script, appearing to read 'YD', is written over the printed name and title.

Secretary

Unicoi Springs Camp Resort



Mundy & Company LLC

## **Unicoi Springs Owners' Association**

### **12/31/23 Audit Highlights**

- Strong financial performance. 3 times more assets than liabilities. Cash position is strong and being properly reconciled monthly.
- Income above expectations. Revenue and expenses were both higher, but monitored properly.
- Salaries and benefits make up 24% of total expenses. This is low compared to other camping resorts. Most camping resorts are in the 35-40% range. Result is good production and efficiency from staffing.
- Expenses were within expectations. Utilities and repairs were high, but usually are for camping resorts of this size.
- Solid positive cash flow from operations. This is a result of proper budgeting and monitoring of expenses by the board and staff.
- Cash flows provided for investing activities came from continued and planned maintenance of amenities. Largest project of the dredging of the pond. These expenses were planned and forecasted previously.
- Numerous audit testing of all areas of financial operations resulted in no findings or significant errors.