

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

Board Members Present:

Jeff Nunnally (President) Randy Frame (Vice President) Becky Manley (Treasurer)
Yvette Dunford (Secretary) Kathy Carpenter Dominic Orlando
Absent: Danny Candler

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 that were not completed before the busy season will be finished up after school starts back
- Contacted the DOT again about putting up guardrails and they are still in research and study
- We are researching the options on how to add a raised gate card reader that can be accessed by drivers of motorhomes when they come in.
- There will be no Board elections this year as Danny Candler and Johnny Simmons were the only two qualified candidates.
- Our Reservation Software Developer contacted me to let us know that Quickbooks has scheduled price increase that would affect us. Currently we have roughly 1680 members in good standing, but we are generating about 2.9 million hits monthly. With this many hits and Quickbooks new pricing it would have been extremely expensive. He has re-configured how often our system does a push through the system. By backing this back to every three to five minutes it should bring us down to the range that we currently pay now. What this means to you is basically nothing unless you are past due and are locked out of the system and paid your bill then tried to immediately make a reservation. With the pushes are not immediately, you will have to come back in 15 minutes to make reservations to give your original payment time to post. For the everyday uses you should never notice any on the owners side.
- The new Karaoke system up and running so stop by on Friday night and try it out.

New Business: Randy Frame

- We have been notified by a few owners that have had their campers in storage that they have rats, rat evidence or rat damage in their campers. We will be getting with our Exterminator on the best way to bait and eliminate them. Please if you are putting your camper in storage remove all food and reasons for them to want to get in.

Grounds : Dominic Orlando

- * Thanks to all the volunteers who helped build the new ramp at the Chapel
- * Site upgrades are complete for now and new plans will be in the works for the winter months
- * Speeding and running Stop Signs are still a huge problem.
- * If you have a guest coming in please sign them in at the office and meet them to let them in. All guest must have a GUEST TAG to hang in their vehicle.
- If you are having deliveries made like Walmart groceries, Instacart food, Door Dash, ect. You must meet them in the front parking lot. The office nor Security will receive your deliveries and they are not allowed into the park to deliver. We are not talking about Amazon or other mail type deliveries
- You absolutely MUST have an Office obtained Parking Pass that must be called in and renewed with the Office daily. If you arrive after hours and can't park on your site or any of the overflow parking lots you will need to get with Security for overnight parking solutions.

Activities Update: Yvette Dunford

- * Pam is scheduling activities every week so keep an eye out on any of the notice boards, Official Board Of Directors facebook page and Activity Sheet for what she has going.
- * We have had BBQ for both Memorial Weekend and 4th of July weekend with high praises to Dominic and his smoking pit crew, I also want to thank those who have been by my side in the Kitchen with prep and serving.
- * Labor Day will be our next holiday
- * 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 your speed, Stop at all Stop Signs, talk with your children and guest about the Park Rules before Security has to. Safety First Always

Covenants, Rules and Regulations: Kathy Carpenter

- No new updates at this point

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 thank everyone for coming today

- I.** Reviewed And Audited Check Ledgers And Cash Summary For June 30,2025
- II.** Reviewed Payable Receipts.
- III.** The Bank Balance In Main Deposit Investments Account Is \$210,082.70
- IV.** The Balance In The Payroll Account Is \$37,916.69
- V.** The Bank Balance In The Operations Account Is \$22,613.72
- VI.** Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$165,744.22
- VII.** The Balance In Camper/Vehicle Account \$72,208.42
- VIII.** The Bank Balance In The Bathhouse Fund Is \$4,170.72
- IX.** The Bank Balance In The Roads and/or Special Project Fund Is \$37,843.79
- X.** The Balance In Savings \$247,988.83

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

- **** Maintenance Fees Collected As Of June 3, 2025 \$1,349,428.94
- **** Maintenance Fees Collected As Of June 30, 2024 \$1,187,371.90
 - 114 Owners Still Owe for FULL Maintenance Fees for 2025
 - 27 Owners Still Owe half or less Of Maintenance Fees for 2025
 - 38 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 21 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)

Amenities Fee Split: 50% Into Bathhouse \$8,846.25 / 50% Into Roads \$8,846.25

On/ Off Fee Split: 25% Into Truck/Trailer \$8,225.48

Interest from Investment Account to Bathhouse: \$412.64

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 Scott Dennis: How much was taken from the special project account to finish paying for bathhouse upgrades?

*Answer By Becky Manley: Approximately \$120,000.00 with estimated 9 months for us to pay ourselves back.

No More Questions? Thank You All For Coming.

Motion 1: To Adjourn

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

Yvette Dunford



Secretary

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