

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
August 15, 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: Jeff Nunnally

Pledge Of Allegiance: By All

Treasurer/ Manager's Report For July 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. Reviewed And Audited Check Ledgers And Cash Summary For July 31,2025
- II. Reviewed Payable Receipts.
- III. The Bank Balance In Main Deposit Investments Account Is \$154,228.53
- IV. The Balance In The Payroll Account Is \$47,670.85
- V. The Bank Balance In The Operations Account Is \$11,874.19
- VI. Pinnacle Bank (formerly Southern Bank and Trust) A Balance Of \$166,195.05
- VII. The Balance In Camper/Vehicle Account \$80,433.90
- VIII. The Bank Balance In The Bathhouse Fund Is \$13,429.64
- IX. The Bank Balance In The Roads and/or Special Project Fund Is \$46,690.04
- 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 July 31, 2025 \$1,377,612.39
- ** Maintenance Fees Collected As Of July 31, 2024 \$1,205,241.30
- 18 Owners Still Owe for the 2nd portion 2025
- 97 Owners Still Owe for more than half or all 2025 dues
- 36 Still Owe For 2024
- 23 Still Owe For 2023
- 22 Still Owe For 2022

- ** We Have 20 Golf Cart Storage Spaces Available
- There Are 22 RV Storage Spaces Available
- There Are 1 Utility Trailer Storage Spaces Available
- There Are 0 Box Trailer Storage Spaces Available (with 6 on waiting list)

Amenities Fee Split: 50% Into Bathhouse/ Roads \$10,011.24

On/Off Fee: 25% Into Truck/ Trailer \$8244.96

July Interest From Investment Account: \$403.88

Grounds : Dominic Orlando

* Culvert Is Dug Up Again Outside Of Lacy Curtains. We are waiting for repairs to be made, so please be careful.

Follow-Up Business: Randy Frame

- We Met With Exterminating and they have put out Rat Baits in the storage, this should help the issues of them getting in campers

Activities Update: Yvette Dunford

- * We have Labor Day Coming up, so watch Activity Sheet for events.
- * I know I harp on this but without volunteers to help Pam with activities during Holidays, some of the scheduled activities may be canceled or may just not even happen
- * BBQ Plate Tickets will go on sale the Monday August 25th at \$9.00 per plate

Review: Jeff Nunnally

- Water Leaks are popping up in places, we get one fixed and then another starts. This rain has reeked havoc on us this year. It floods the pools and erodes dirt and gravel in areas. It's just a mess especially when it rains for a week or more like it has.
- We have talked about getting a raised card reader for motor homes to access the front gate. In checking that we have found out our system is no longer supported nor can we get, card, parts or service for it. So when this one gives us trouble, we will have to look into a new system and get quotes for that,

***Motion 1** To Approve Minutes From The April 18, 2025 Meeting

Made By: Dominic Orlando / **Second By:** Danny Candler/ **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 Tom and Teresa Scott: We are new and would like to know who you are and what you do?

*Answer By All: Becky Manley, Treasurer/ Danny Candler, Maintenance but we all do everything/ Randy Frame, Vice President/ Kathy Carpenter, Covenants, By-Laws, Rules and Regulations/ Dominic Orlando, Grounds but yes we all help everywhere/ Yvette Dunford, Secretary, Activities Director and Helping where we can / Jeff Nunnally, President

*Question By Pam Vinson: Is anything been said about replacing the wood deck behind the tennis courts

Answer By Dominic Orlando: Yes, That is On The List For future Replacement With Concrete

*Question By Jim Banchard: Great job by the maintenance staff, but is there anything that can be done with site 265. It is a beautiful site but there are cables laying all over causing a trip hazard and trash in the woods and creek behind those sites done there. Also, I would like to say how proud I am of all of you on the board and the job you have done. Thank You. Also, the picnic tables around are terrible

Answer By Jeff Nunnally: All those sites down there were done over the summer , a lot of the utilities had to be moved and yes, we do need to get that cleaned up.

Answer By Dominic Orlando: Picnic table are on the list and we do have volunteers that have started replacing them, but with the rain or the 90 degree weather is has not been working conditions to ask any volunteer to work in. We hope to get started back on them this fall

Answer By Kathy Carpenter: Maintenance does do some of that work, but almost all the deck work is done by owners, so if you or anyone would like to help, they are always looking.

*Question By Peggy Lafoy: What do we do in case of emergency when the office is closed for lunch?

Answer By Yvette Dunford: You should always call 911 and if it is at lunch, you can meet them at the gate, call security if they are on duty. The office staff is always here on the grounds during lunch, call a board member or EMS know that they can enter the park through the exit gate if needed.

*Question By Dolly Dollard: Thank you for sending out the Newsletter by email. Is there a way that post that go on Facebook can be sent out too.

Answer By Jeff Nunnally: Yes, we can do that the same way with an email blast

*Question By Bevely Singleton: Steve and I will be doing a lot of traveling next year for our 50th wedding anniversary so we will be stepping down from Ice Cream. I do not feel that this should fall on Pam to have to do because she already is stretched thin. We need someone to step up and take over, I will get you everything you need.

All members and board Thanked them, wished them congrats and safe travels.

*Question By Aaron Harbins: Is there a way to make site numbers reflective or paint them on the driveways

Answer By Dominic Orlando: Yes, we are planning on repainting the site poles reflective. If anyone would like to volunteer to help, please just let me know.

Jeff Nunnally: No More Questions? Thank You All For Coming.

Motion 3: To Adjourn

Made By: Becky Manley / **Second By:** Dominic Orlando / **Yea 7 / Nay 0 / Abstain 0**

Yvette Dunford



Secretary
Unicorn Springs Camp Resort