

Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
November 18, 2016

Board Members in Attendance:

David Stover – President
Arlon Maddox – Vice President
Beth Cruz - Treasurer
Bonnie Jordan - Secretary
Thurman Carpenter and Frank Ward
Absent- Tommy Walker

Meeting called to order by David Stover at 8:30 AM.

Managers Meeting with Managers only called to order by the President.

Prayer given by Bonnie Jordan and Pledge of Allegiance by all.

Welcome and Comments by David Stover with a word of concern that Tommy Walker was in the hospital. Any further news from Tommy would be shared when received.

Motions Follow:

1. Motion to approve the Agenda for November 18, 2016.
Motion made by Frank Ward Seconded by Thurman Carpenter
Yeas – David, Arlon, Beth, Bonnie, Frank and Thurman Nays – none Absent- Tommy
Motion Approved

2. Motion to approve Regular Board of Directors meeting minutes dated October 21, 2016.
Motion made by Arlon Maddox Seconded by Frank Ward
Yea – David, Arlon, Frank and Thurman Nays – none Abstain- Beth and Bonnie
Absent - Tommy
Motion Approved

3. Motion to approve Tax Filing Status 1120 Form, resolution to apply excess money to following year assessment fees.
Motion made by Beth Cruz Seconded by Bonnie Jordan
Yeas – David, Arlon, Beth, Bonnie, Thurman and Frank Nays- none Absent- Tommy
Motion Approved

Joyce Tallman – Business Manager:

Maintenance Fees collected as of October 31, 2016 \$890,579.10

Maintenance Fees collected as of October 31, 2015 \$907,596.43

There are currently 31 accounts that have not paid the 2016 maintenance fees and 11 accounts that owe the second portion of 2016.

There are 268 ownerships for sale.

There are 16 ownerships that have deeded back to the resort and need to be cleared.

There are 3 RV spots available and 6 golf cart spots available.

2017 Maintenance Fees and newsletter have gone out.

Steve Tallman – Maintenance Manager:

Work completed by Maintenance Personnel from 10/15/16 thru 11/19/16

Park Improvement work

Work on Putt-Putt Golf course as of this week is 40% completed.

Expedited work orders.

The roof on the Pavilion has been replaced with tin.

Administration

Moved 489 campers.

Put enzymes in septic system and inspected playground equipment.

Checked daily well readings.

Sent in monthly well reports and quarterly water samples.

Filled rental propane tanks.

Service complete on trucks and shop equipment.

23 work orders were complete.

6 site surveys completed.

8 hand written notes from multiple sources to complete.

We completed a list of 44 lights, have been repaired.

We have done November's safety videos.

We all would like to give Thanks for all the help for the past weeks to get what we got done and hope all have a great holiday season. Thank you

Meeting stopped at 9:45 AM to go into Executive Meeting after a short break.

Meeting restarted at 10:15 AM in the Activities Building.

Board Members in Attendance:

David Stover – President
Arlon Maddox – Vice President
Beth Cruz – Treasurer
Bonnie Jordan – Secretary
Frank Ward and Thurman Carpenter
Tommy Walker absent due to illness.

Meeting called to order by David Stover at 10:15 AM
Prayer given by David Stover
Pledge of Allegiance led by David Stover
Welcome and Comments by David Stover

David announced to the audience that our Executive Meeting was regarding legal issues and legal issues are always handled in Executive meetings. He also announced that he had spoken to Tommy Walker. Tommy said he would be in the hospital for one or two more days to have additional tests run because he had a mild stroke.

Motions Follow:

4. Motion to raise the Entrance and Exit to the park to accommodate higher campers coming in and exiting or as needed.
Motion made by Thurman Carpenter Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Thurman and Frank Nays – none Absent- Tommy
Motion Approved
Work Order
5. Motion to rescind Motion #7 dated 10/21/16
[It reads as follows-Motion that a full covered trailer used to store items will be charged \$1.00 per day. Add this to the Rules and Regulations to go into effect on January 1, 2017.]
Yeas – David, Arlon, Bonnie, Thurman and Frank Nays – none Abstain – Beth
Absent – Tommy
Motion Approved
6. Motion to change the January Board Meeting to Thursday, January 19, 2017.
Motion made by David Stover Seconded by Arlon Maddox
Yeas – David, Arlon, Beth, Bonnie, Frank and Thurman Nays – none Absent- Tommy
Motion Approved
7. Motion to Adjourn at 11:50 AM.
Motion made by Bonnie Jordan Seconded by Thurman Carpenter
Yeas – David, Arlon, Bonnie, Thurman and Frank Nays – none Absent- Beth and Tommy
Motion Approved

Note that Beth left at 11:45 to go to work.

Owners Comments and Concerns:

Nancy is interested in additional suggestions regarding the Playground. She has gotten prices for mulch instead of ground tire because of the high price for the tire material. Vern will be starting Monday on the Pavilion dividing the Playground and Putt-Putt mini golf. Abby Hanley is planning on staining the Pavilion.

Treasurer's Report by Beth Cruz:

- Reviewed and audited check ledgers and cash summary for October.
- The complete Treasurer's report is available in the office which lists banks and balances, as well as investment information and is available to all owners.
- Made a motion on tax filing status and a resolution to apply excess money to following year assessment fees. See Motion 3.

Items the Treasurer will be working on for January:

- 2016 Actual Budget
- General Insurance and Employee Health Benefits Package
- I will continue to communicate by email as I get information on Insurances that she and Joyce will be paying by the end of December.

An additional suggestion by Beth is to look up information on the internet for the soccer ball type game- "Snook Ball".

Also, Jason Hanley is working on an Outdoor Theater area in the back area past the Putt-Putt mini golf area.

Buildings Report by Thurman Carpenter:

Thurman also discussed the need to look at our roof over the Entrance and Exit. He suggested that we look at removing 5 boards on each side or all the way across to adjust the height. See Motion 4. Several Board members agreed to go out and measure to see what will work and keep the integrity of the huge log supports and to keep the cohesive look for our front entrance. With larger and larger campers being manufactured, an adjustment is necessary.

Grounds by Arlon Maddox:

We will be working on the list of sites listed for our winter work project.

In addition, we need help putting together picnic tables used to replace numerous rotting tables.

A reminder to stop over and visit the work being done to completely redo our Putt-Putt mini golf and playground area. It will be terrific and very user friendly. Thanks to many owners assisting in various areas to get it all completed by Spring.

Equipment by Tommy Walker:

Tommy's report given by David Stover. Tommy will be trying a new process for bids that will include a deposit. If the winning bidder turns down the item he/she bid on, the deposit will be forfeited. Nonwinning bids will receive their deposits back.

Rules and Regulations Report by Arlon Maddox: No report

Owners Relations by Frank Ward: Frank read a letter from an owner in regards to the Motion & that was passed last month. The owner's concern is that a covered trailer can be used for many things including bringing in their golf cart, motorcycles, additional outdoor gear, as well as storage. The Board will revisit this issue. See Motion 5, rescinding the new rule increasing covered storage trailer charge of \$1.00/day (from Oct.21,2016 – Motion 7). Further study is necessary.

We received a petition to again change the puzzle table area lighting and discussed what to do. The lighting over the puzzle board area has been an ongoing problem. A majority of people have a variety of sight needs. Each has their own idea of brightness, shadows, glare, etc. The lights have been changed 2-3 times and it is honestly impossible to meet each individual need. Also, different puzzles have different finishes as well as colors such as dull, glossy or muted. That is really part of the fun of putting puzzles together...the challenge. The other and greater benefit is putting the puzzles together with old and new friends, helping each other.

Short and Long Range Planning by Bonnie Jordan:

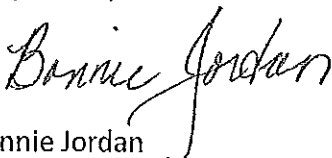
Bonnie is in the process of finishing her annual site review. Having just started this process of gathering all the necessary reports and available information recently put together, it is a project that will require numerous meetings. They will include our Finance Committee, Managers, and all our Board members starting next year.

Covenants/By-Laws: Tabled until April 2017(work on computer networking).

Attorney bids will be discussed at a later date.

Meeting Adjourned at 11:50 AM. See Motion 7.

Respectfully,



Bonnie Jordan