

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
November 17, 2017**

In Attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
Kathy Davis, Secretary
Arlon Maddox, Tommy Walker, Frank Ward

Meeting was called to order by David Stover at 8:40 a.m.

Special Guests: Bill Barrett and Tyler from Gunby Communications

Due to changes in park occupancy and environmental conditions Gunby Communications readjusted our system to improve WIFI reception.

Executive meeting report: Two litigation cases have been resolved.

Business Manager's report – Joyce Tallman:

There are 24 names on the waiting list for RV storage and 1 name waiting for Golf Cart Storage.

Temp RV storage was discussed. Joyce has a waiting list and spaces will be coordinated with maintenance.

Complete Business Manager's Report on file in the office for owner's review.

Maintenance Manager's report – Steve Tallman:

Complete maintenance report is available on our website or in the office for your review.

Director's Reports:

Treasurer's Report by Doug Jackson

- Reviewed and audited check ledgers and cash summary for October, 2017.
- Reviewed Payable Receipts.
- **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.**

Activities Report by David Stover: There will be pot luck dinners on Thanksgiving Day, Christmas Day, and New Year's Day at 12 noon. All are invited and please bring a covered dish.

Grounds Report by David Stover: Our maintenance crew is working as a team on our area 6 project.

Owner Relations by Frank Ward:

The board received 2 letters which were discussed by the Board. Responses will be sent.

Buildings by Thurman Carpenter: We will be replacing roofs on bathhouses 1 and 4 with ever green colored metal roofing.

Equipment by Tommy Walker: Two new campers will be purchased with the money set aside from

rental fees and the campers presently on sites 66 & 167 will be traded in.

A tractor with a backhoe/front end loader has been donated to the resort by an owner.

Covenant/By Laws by Kathy Davis – The board decided to use one Attorney, Rebecca Drube of Nowack and for both Covenant and General Legal issues.

Rules and Regulations by Arlon Maddox: Discussion on paragraph 12 on page 9 of the rules and regulations regarding candidate advertising is in progress.

Marketing by David Stover: The Atlanta Camper Show will be held in Jonesboro on January 27-29.

April 21, 2018 will be our 35th Anniversary. There will be a dance and entertainment.

Owner Relations by Frank Ward: We received two letters from owners. Responses will be sent to these owners.

Old Business:

We have retained the services of our present attorney, Rebecca Drube of Nowack Howard for this coming year.

Starting in January 2018 the regular board meeting will be held at 8:30 a.m. If an executive session is needed it will be held after the regular meeting.

Motions:

1. Motion to approve the November 17, 2017 Agenda for the Board of Directors Meeting as amended.
Made by David Stover Seconded by Kathy Davis
Vote unanimous in favor
Motion approved

2. Motion to approve the minutes of the October 20, 2017 Board of Directors Regular Meeting as amended.
Made by Kathy Davis Seconded by David Stover
Vote unanimous in favor
Motion approved

3. Motion to approve the resolution of Unicoi Springs Owners Association which states that any excess of membership income over membership expenses, for the year ended December 31, 2017 as defined in IRC Sec. 277, shall be applied against the subsequent tax member assessments, as provided by IRS Rev-Rul 70-604.
Made by Doug Jackson Seconded by David Stover
Vote unanimous in favor
Motion approved

4. Motion to approve the proposed 2018 budget as amended.
Made by David Stover Seconded by Thurman Carpenter
Vote David Stover, Doug Jackson, Arlon Maddox, Tommy Walker, Thurman Carpenter, Frank Ward in favor Against Kathy Davis
Motion approved

5. Motion to set aside 50% of the Laundry proceeds to be used for replacement laundry equipment and service.
Made by Doug Jackson Seconded by Thurman Carpenter

Vote unanimous in favor
Motion approved

6. Motion to award the installation of evergreen colored metal roofing on bath houses #1 and #4 at a cost not to exceed \$6,000 by Georgia Customs, Inc. Project time to be determined by Buildings Director and Maintenance Manager.

Made by Thurman Carpenter Seconded by Doug Jackson

Vote unanimous in favor
Motion approved

7. Motion to reimburse Director Frank Ward \$100.00 for rental unit fees as a token of appreciation for recognition of services performed per By Law Article III, Section 6, (a).

Made by Kathy Davis Seconded by Doug Jackson

Vote unanimous in favor
Motion approved

8. Motion: After reviewing submitted bids we will award Atty. Rebecca Drube of Nowack, Howard to be our attorney for the calendar year 2018.

Made by Thurman Carpenter Seconded by David Stover

Vote unanimous in favor
Motion approved

9. Motion to clarify our complimentary 3 day, 2 night policy stay at our Resort, to say "except Unicoi Springs holidays throughout the year and weekends in October. This offer is not available to current owners or members of Coast to Coast".

Made by David Stover Seconded by Tommy Walker

Vote unanimous in favor
Motion approved

10. Motion to reopen Area 2 March 15th. Area 6 will reopen April 1, 2018.

Made by David Stover Seconded by Kathy Davis

Vote unanimous in favor
Motion approved

11. Motion to reimburse owner Joseph Colliers the cost of one nights stay due to lack of heat.

Made by Tommy Walker Seconded by Doug Jackson

Vote unanimous in favor
Motion approved

12. Motion to arrange for transportation of a free back hoe/front end loader from Hancock County to resort.

Made by Kathy Davis Seconded by David Stover

Vote unanimous in favor
Motion approved

13. Motion to adjourn

Made by Kathy Davis
Vote unanimous in favor

Motion approved

Meeting Adjourned at 12:40 p.m.

Respectfully
Kathy Davis, Secretary

Kathy Davis