

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

Board Members in Attendance:

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

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 David Stover

Joyce Tallman – Business Manager:

Maintenance Fees collected as of February 28, 2017	\$578,217.63
Maintenance Fees collected as of February 28, 2016	\$570,517.92

There are 221 accounts that have not paid the 1st portion of the 2017 Maintenance fees, compared to 212 last year at this time.

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

We have been preparing for the Grand Opening Sale for April 22,2017 and have PRESOLD 5 ownerships. In addition, we have made a sale at the regular price to allow immediate reservations and use of our resort for this new owner.

Steve Tallman – Maintenance Manager:

Work completed by Maintenance Personnel from 1/12/17 thru 3/13/17

Park Improvement work:

Work on Putt-Putt Golf course as of this week is approximately 70% done.

Expedited work orders.

Repair holes in roads in park.

Work washer and dryer in Housekeeping room (replaced).

Clean sides and roof of Clubhouse.

Clean sidewalk and bricks in front of Clubhouse.

Redid sites 271, 272, 273 and 274.

Put grass seed down at Putt-Putt Golf and new sites.

Put new hot water heater in the Activity building.

Administration:

Moved 145 campers from 1/15/17 to 3/11/17.

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.

Steve reported that the parts for the Backhoe will cost \$3,200.

He said the 4 sites that were redone cost \$2,200. 00/ site

The leaf blower died and is worn out. It must be replaced.

We discussed our sewer system and what has been done and what needs to be done to keep up with our use. We continue to need an additional tank at the end of the lake. voted to accept it. **See Motion 1.**

We also discussed the issue of not completing any of the sites listed for our Winter Work. A great deal of time and extra money was spent on the putt-putt golf, pavilion and the playground. The plan we were shown and discussed last fall was not followed. There was a total failure in communication with 5 Board Members. They were not kept informed in a timely way and no additional cost was discussed.

Motions Follow:

1. Motion to approve the N. Georgia Environmental Services proposed maintenance of 5 lift stations at the price of \$3,900. See attached.
Motion made by Frank Ward Seconded by David Stover
Yeas David, Bonnie, Frank, Thurman and Tommy Nays – none Absent - Beth and Arlon
Motion approved
2. Motion to adjourn Regular Meeting with Managers to Executive Meeting at 9:45.
Motion made by Tommy Walker Seconded by Frank Ward
Yeas - David, Bonnie, Frank, Tommy and Thurman Nays -- none Absent – Beth and Arlon
Motion approved

Meeting adjourned at 9:45AM to go into Executive Meeting. See Motion 2.

Meeting restarted at 10:10 AM in the Activities Building (open meeting).

Board Members in Attendance:

David Stover – President

Bonnie Jordan – Secretary

Frank Ward, Thurman Carpenter and Tommy Walker

Absent – Beth Cruz and Arlon Maddox

Meeting called to order by David Stover at 10:10 AM.

Prayer given by Thurman Carpenter

Pledge of Allegiance led by David Stover

Welcome remarks were made by President David Stover

Motions Follow:

1. Motion to approve agenda for March 17, 2017 meeting.
Motion made by Thurman Carpenter Seconded by Tommy Walker
Yeas – David, Bonnie, Tommy, Thurman and Frank Nays – none Absent – Beth and Arlon
Motion Approved
2. Motion to approve the January 19, 2017 minutes.
Motion made by Frank Ward Seconded by Tommy Walker
Yeas – David, Bonnie, Tommy, Thurman and Frank Nays – none Absent – Beth and Arlon
Motion Approved
3. Motion to approve the 2017 Budget as presented March 16, 2017 at work session.
Motion made by Frank Ward Seconded by Thurman Carpenter
Yeas – David, Bonnie, Frank, Tommy and Thurman Nays – none Absent – Beth and Arlon
Motion Approved
4. **Motion without a meeting – dated 1/27/17**
Motion to rescind the Surplus Property Policy, date approved June 21, 2014. Purpose is to let Unicoi Board make the best decision to sell or trade an item. Policy to be reviewed and a new policy wrote by the Finance Committee and approved by the Board.
Motion made by Arlon Maddox Seconded by Bonnie Jordan
Yeas – David, Arlon, Bonnie, Thurman, Tommy, beth and Frank Nays - none Motion approved
5. **Motion without a Meeting – dated 3/1/17**

Motion to go with Greenlife Property Services to landscape the front entrance as quoted for \$5,031.20 and do the monthly maintenance for \$100.00 per month plus the cost of seasonal plants, straw and replace any sprinkle heads.

Motion made by Arlon Maddox Seconded by David Stover

Yeas – David, Arlon, Bonnie, Thurman, Tommy, Beth and Frank

Motion Approved

6. Motion to Gumby Communications contract from April 1, 2017 to March 31, 2018.

See attached contract.

Motion made by David Stover Seconded by Thurman Carpenter

Yeas – David, Bonnie, Tommy, Thurman and Frank Nays – none Absent – Beth and Arlon

Motion Approved

7. Motion to relocate proposed movie theater system from proposed minigolf area to the Activity Building area. Locate screen next to LP tank and build a projector table.

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Beth and Arlon

Motion Approved Work Order

8. Motion to relocate proposed fire ring from playground area to the upper lake area, expanding fire ring and adding benches to surround the fire ring area.

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Beth and Arlon

Motion Approved Work Order

9. Motion to table the proposed projector storage building.

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Beth and Arlon

Motion Approved Work Order

10. Motion to use river rock in lieu of water to match front entrance look. Use landscape material under the rock.

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Bonnie, Thurman, Tommy and Frank Nays – none Absent – Beth and Arlon

Motion Approved Work Order

11. Motion to refresh the tent site, replacing the railroad ties staked in place and pea gravel. Trim dead branches and brush as needed. Each site must have a usable picnic table that is not in need of repair. Work must be complete by May 15, 2017.

Motion made by Bonnie Jordan Seconded by Frank Ward

Yeas – David, Bonnie, Frank, Thurman and Tommy

Motion Approved Work Order

12. Motion to adjourn at 11:55.

Motion made by Bonnie Jordan Seconded by Frank Ward

Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Beth and Arlon

Motion Approved

Treasurer's Report by Beth Cruz presented by David Stover:

- Reviewed and audited check ledgers and cash summary for January and February.
- 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.**
- Review Gumby Communications contract. I recommend the full service for wi-fi and phones at \$4,320.00.
- Joyce and I (Beth) updated the 2017 proposed budget. Beth presented it to the Board during a work session on March 16, 2017 and requested we vote to approve during our Regular Board meeting.
- I (Beth) will communicate with Joyce about getting our Annual Audit started.

During our work session, Beth presented the 2017 Budget to the Board and David presented it, as noted. We received explanations about several changes including using a more accurate average number of members. This affects how our insurance is figured.

During our work session, there was considerable discussion on our winter work costs this year. What could be done to control any further expense and how previous overages on Annual Budgets were managed. Who was making the decisions and any corrections we need to make in the future, which includes voting on a complete project, including costs and with a drawing available for members to see. **Any changes in a plan must have a Motion/vote with no fewer than 4 Board of Directors to vote for the changes. A statement of work shall go to the Manager in charge. See Motions 7, 8, 9 &10. We have a deficit and, as done before, we must slow our spending.**

David reported that the owner above us contacted us regarding land they own near our Maintenance area. They said we have been using it and the realty company is considering taking legal action. We have used it for a holding area for dirt, plants, blocks, etc. In the end, we may possibly have to buy it.

Buildings Report by Thurman Carpenter:

We pressure washed our Clubhouse on the outside and the roof. We bought and installed a new hot water heater. The old one was quite old. Thurman is planning on painting the change made in the entry roof over.

Equipment by Tommy Walker:

Tommy spoke about what RV companies we deal with. There are companies that are not responsive to issues we have had in previous years. We rescinded the Surplus Property Policy

after having a difficult time selling our older, replaced campers to interested owners. Tommy received \$7,100., \$6,900. and \$6,650. trade in amounts. These amounts are far more than we could ever have sold them for. **See Motion 4.**

During the camper shows, we purchased 2 new campers, one bunkhouse and one single bedroom. In addition, we were able to buy a 2016 Coachman Catalina camper that was traded in for a 5th wheel after a few uses. It sleeps 7, with 2 bedrooms and is in new condition. We spent \$50,962. for the three campers through Camper City.

Thank you, Tommy for spending so much time and effort finding us the best deals and keeping the Board informed.

Owners Relations by Frank Ward: There were no new letters from owners.

Frank reminded us that there will be a Membership Sale on April 22 and we all can help in a variety of ways. This is a beautiful Resort and one membership gives the owner 2 weeks per month of camping here. Our positive and community attitude is an asset. After the sale our membership price will be \$5,000.00.

Short and Long Range Planning by Bonnie Jordan:

Bonnie will be meeting with available Board members to discuss the work we are expecting our Maintenance to complete while still open during the winter months. She questioned any purpose of a 2 and 5year plan when we don't do any of the sites listed for the winter work. How can we get these sites completed and do we need to consider outside bids to get the sites, in the most need of updating, done.

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

Attorney bids will be considered this Spring.

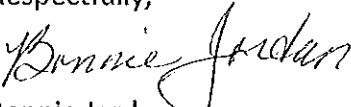
Members that attended the meeting asked questions regarding the sites that were completed, fire pits, placement of the outdoor movie area, the need for lights in the basketball and tennis areas and the expanse of the putt-putt golf and playground project.

Vern wanted to Thank all the volunteers that stepped up to help build the playground pavilion. Members asked why we don't have volunteer sign up sheets.

Work Session for all Board Members available on Thursday – April 20th at 9:00 am.

Meeting Adjourned at 11:55 am. **See Motion 12.**

Respectfully,



Bonnie Jordan