

**UNICOI SPRINGS CAMP RESORT  
BOARD OF DIRECTORS MINUTES**

General Closed Meeting  
September 20, 2014

1. Attendance.

**Present:** David Stover, President, Safety; Gary Bryan, Vice President, Buildings and Grounds; Beth Cruz, Treasurer; John Gaines, Secretary, Rules and Regulations, Assistant Bylaws; Tommy Walker, Activities, Equipment, Owner Relations, Ricky Carter, Bylaws, and Assistant Buildings; and Marvin Hill.

2. David Stover, President, called the meeting to order at 9:00 A.M. in the Board Room.

3. Motions follows:

- 1) To approve the agenda with amendments of: delete old business and add Treasurer's report. Made by Beth and seconded by Tommy. The motion was approved. Votes were 7 Yea (Beth, Tommy, John, Marvin, David, Gary, Ricky). See page 4.
- 2) To approve the minutes from August 16, 2014 as presented. Made by Beth and seconded by Tommy. The motion was approved by votes of 7 Yea (Beth, Tommy, John, Ricky, Gary, David, Marvin).
- 3) To approve the Annual Meeting Agenda with amendments of: add other comments to item #6; change # 8 to read Buildings and Grounds; add to # 17 names of Beth Cruz and Jim Copeland; add to # 18 drawing. Motion made by Beth and seconded by Tommy. The motion was approved by votes of 7 Yea (Beth, Tommy, Gary, John, Ricky, Marvin, David).
- 4) To start winter storage for owners' campers on November 1, 2014 through March 1, 2015 and the location of storage to be at Steve Tallman's discretion. Motion made by Gary and seconded by Marvin. The motion was approved by votes of 7 Yea (Gary, Marvin, John, Ricky, David, Tommy, Beth).
- 5) To participate in 2015 RV Show January 23-25, 2015 in Atlanta. Sale price of ownerships to be \$1750.00 that includes 2015 Maintenance fees. To be able to accept a non-refundable \$500.00 deposit and the balance needs to be paid in full within 60 days. To create a policy to participate in this show on an annual basis. Made by Ricky and seconded by Marvin. The motion was approved by votes of 7 Yea (Ricky, Marvin, David, Tommy, John, Gary, David).
- 6) To approve Bobby Dalton at cost of \$4522.00 to repair the 1999 Security Truck. Bid and work statement is attached. Made by Tommy and seconded by Marvin. The motion was approved by votes of 7 Yea (Tommy, Marvin, Gary, Beth, Ricky, David, John).
- 7) To adjourn the meeting at 11:33 A.M. Motion by John and seconded by Tommy. The motion was approved by votes of 7 Yea (John, Tommy, Gary, Ricky, Marvin, Beth, David).

4. Business Managers Report:

Joyce Tallman  
September 20<sup>th</sup>, 2014

Maintenance Fees collected as of August 31, 2013	\$792,332.40
Maintenance Fees collected as of August 31, 2014	\$829,843.02

Currently there are 17 owners waiting for RV storage and 5 golf cart spots available

**UNICOI SPRINGS CAMP RESORT  
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There are 228 ownerships the resort has for sale

RV Storage	\$9145.00
Golf Cart storage	\$947.00
<u>Utility Trailer</u>	<u>\$180.00</u>
	<b>\$10,272.00</b>

Does the Board want Christine and myself to participate in the January 23-25, 2015 Atlanta Camping & RV Show?

Three sales were generated from the show and 327 leads from the show. The cost to the Resort was \$2606.00. If so what will the show price be?

Will there be an early shut down this year? If so what area's? Going by the Opening/Closing Shut Down Standard Policy that was approved April 19, 2014, January 2<sup>nd</sup> was designated as closing entire park date and reopen March 1<sup>st</sup> is this policy still in effect?

Discussion: Motion # 4 approved winter storage. Motion # 5 approved RV Show participation.

5. Maintenance Manager Report:

Steve Tallman  
Maintenance Managers Monthly  
Report, September 2014

September 10, 2014

Unicoi Springs Owners Association  
2444 Hwy 356 North  
Helen, Ga. 30545

To: Board Members

Work completed by maintenance personnel from 8/11/2014 thru 9/10/2014.

**Park improvement work**

- Cut trees and limbs area 1.
- In process rebuilding damage wooden deck with concrete site 28
- Worked on repair list for outside lights
- Replaced converter rental 8
- Repaired swing in playground. Rotten frame
- Finished cleaning coils on rental air conditioners.
- Installed new drainage boxes and lines sites 26 & 28

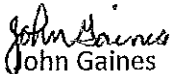
**UNICOI SPRINGS CAMP RESORT  
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**Administration:**

- Moved 469 campers.
- Daily well readings
- Monthly enzymes
- Sent monthly well reports to state
- Shut down upper pool & turned off heat at lower pool.
- In the process getting quotes for lake dredging.
- The security truck is in shop for an engine replacement.

**Discussion(s):**

- 1) Lake Dredge bid -- continue the study and coordination per the August minutes guidance.
  - 2) Motion # 6 approved the repair of the Security Truck, which confirms the board members approval by phone/email during the past month. Security truck was repaired and will be ready the first of next week.
  - 3) Area 6 hill side near water tanks -- needs some type of cover grass or plants to prevent erosion. Get with the Garden Club to determine if they have a plan and with the County Extension Agent for guidance on this area.
  - 4) Discipline of personnel should be in writing not just verbal.
6. Treasurer's report by Beth. Three sealed bids for LP gas were opened and reviewed by board. Some verification needs to be determined on these. Beth will conduct a follow up and report to the board. Beth handed out the report and explained it. Funds may need to be transferred from investments to operations next month. The next Finance Committee meeting is scheduled for October 7, 2014.
7. Audit Report by Joely Mixon. Handouts included a bound report and graphs. She stated that we had a very good report. Her suggestion was to continue to write off bad debt prior to billing. She was impressed that the resort has no outstanding debt and that we had made lots of improvements within the resort. She will report this to the owners during the afternoon Annual Meeting. Reports will be available to the owners in the front office.
8. Meeting adjourned 11:33 A.M. (motion # 7).

  
John Gaines

Secretary

Approved date:

**UNICOI SPRINGS CAMP RESORT  
BOARD OF DIRECTORS MINUTES**

Unicoi Springs Owners Association  
Closed Meeting Agenda as Amended  
September 20, 2014

1. Call meeting to order at 9:00 A. M. in Board Room
2. Open with Prayer
3. President's comments
4. Approve agenda
5. Read and approve minutes for Aug.
6. Approve Agenda for Annual Meeting
7. Business Managers Report
8. Maintenance Managers Report
9. 10:30 A.M - Joely Mixon –auditor report
10. Treasurer's Report
11. Adjourn Meeting

**UNICOI SPRINGS CAMP RESORT  
ANNUAL MEETING MINUTES**

Annual Meeting  
September 20, 2014

1. Attendance.

**Board Members Present:** David Stover, President, Safety; Gary Bryan, Vice President, Buildings and Grounds; Beth Cruz, Treasurer; John Gaines, Secretary, Rules and Regulations, Assistant Bylaws; Tommy Walker, Activities, Equipment, Owner Relations, Ricky Carter, Bylaws, and Assistant Buildings; and Marvin Hill.

2. David Stover, President, called the meeting to order at 1:00 P.M. in the Club house. Agenda on page 5. He called for a prayer by Duane Brown and then led the Pledge of Allegiance to the flag for all to stand and recite. David asked if anyone who is not a member to please leave, since this is an owner's meeting.

3. Joely Mixon was introduced for the Audit Report. She highlighted the report as a good report for the resort. Important to note was the Resort has no outstanding debt and that lots of capital gains and improvements had been accomplished. She suggested that we continue to write off bad debt prior to billing. Bad debt is written off but placed into a separate account which can be collected if we can locate the debtors. She answered a question about the budget being done in cash versus an accrual bases. Reports are available in the front office.

4. David Stover, President, remarks:

- 1) The resort will be conducting a sale of ownerships starting September 22, 2014.
- 2) Sewer system improvements were recently made by replacing some pumps near the dam.
- 3) Recognized our two managers – Joyce Tallman and Steve Tallman.
- 4) Guidance for the rest of the meeting: no misconduct will be allowed and if so security will escort anyone outside.

5. Activity Report by Tommy Walker.

Activities are a big part of this resort.

Not only did some of the Directors helped with the activities for holiday events, but many people spent much time coordinating the various activities this resort enjoyed this year. Some of the activities include Holey Board, Cards, Billiards, Exercising for Your Health, Water Aerobics, Line Dancing, Karaoke, Bowling and Bingo. Many meals were prepared and served in the kitchen by numerous people as well as ice cream dipped several days each week.

If you helped with any of these activities at the resort this year, thank you for volunteering your time for the enjoyment of others. This resort belongs to all of us and is made up of volunteers.

Please keep volunteering.

6. Buildings and Grounds by Gary Bryan.

Kitchen and Activity Building project was done by owners and volunteers. Thank those who helped.

Rental(s) replacement is being considered.

Grounds area 6 past year's project is open and lots of use by owners. Project(s) for this winter is being discussed. Suggestions welcome.

Thank you to all volunteers and the Garden Club.

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7. **Bylaws and Covenants by Ricky Carter.**  
Committee members were asked to stand and be recognized. He reminded owners of the age of the bylaws and covenants and it is time to update them. A copy of some notes was handed off to the committee.
8. **Equipment by Tommy Walker.**  
The resort purchased three (3) used golf carts this year. The engine in the security guards truck is being replaced as opposed to replacing the truck with a new or used one.  
Two (2) old Golf Carts were sold.  
This is a list of surplus equipment for sale:
  - One (1) 1988 Chevrolet Panel Truck with diesel engine. Starting bid \$1000.
  - One (1) Gas Wood Chipper. Starting bid \$500.
  - One (1) Woods S 500 Back Hoe Attachment. Starting bid \$500.
  - Two (2) 1998 Club Car Electric Golf Carts. Starting bid \$200 each.
9. **Owner Relations by Tommy Walker.**  
All concerns from owners have been addressed and owners were contacted either by myself, in person, or by mail in the form of a letter from the resort.
10. **Rules and Regulations by John Gaines.**  
One revision made this year effective March 15, 2014. (Page 11, item 18)  
The Smoking area wording was corrected to read the same as the approved motion from January 2013.  
"The smoking area was moved from in front of the outside fireplace to the upper south west corner deck only."
11. **Finance by Beth Cruz.**  
Treasurer's report is available in the office (August 2013 – August 2014). No debt incurred this year.  
The budget cash carryover covers all shortfalls as noted on the budget. We continue to have a strong financial status. Recommend the board continues to approve improvements to the resort. We have 2284 active ownerships paid or in process of paying fees for 2014. The November Newsletter will include the excess property for sale. Recognized the Finance Committee and asked them to stand.  
Beth then made some personal comments which received a standing ovation (see page 6).
12. The attendance report and an announcement made of the number of U# in attendance of 193. Quorum not met.
13. **Chapel Committee by Bill Fricks.**  
**See page 4.**
14. **Bylaws Committee by Bonnie Jordon.**  
Proposed changes are posted on the Resort's website. This journey has been several years so far. The latest draft is about the seventh one. Some of Ricky's concerns have been answered on the latest edition. Tonight at 7:00 P.M., we will conduct another town hall meeting in the Activity Building to review the proposed bylaw changes. Everyone is invited.

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**15. Amenities Survey results by Beth Cruz and Jim Copeland.**

We received and reviewed 127 surveys prior to today. Today, we received 280 surveys with the ballots, which give a total of 407 surveys so far. Please continue to turn them in. This survey will allow some of us to make recommendations to the board.

**16. Door prizes drawings. Winners were Kathy Rice, Robert Mason, and Joe Reynolds.**

**17. Owner's questions / concerns / comments.**

Several stood and presented topics such as:

- 1) lack of safety on sites (due to decks and uneven grounds),
- 2) status of Bricks-R-Us,
- 3) the board of directors need to work together not against each other,
- 4) pool heat cut off policy,
- 5) Thank you bylaws committee for the progress,
- 6) Year round opening of resort (discussion about extra costs and status of 5 Star Resort),
- 7) Treatment of children by other owners, as well as, owner to owner treatment/respect,
- 8) Wi-Fi for the resort,
- 9) The importance of committees. The board needs to understand and be supportive in order to keep owners volunteering,
- 10) Why are executive meetings called (bylaws state the board is to state topics prior to executive meeting,
- 11) Name calling is ridiculous,
- 12) And finally go back to the scheduled meeting.

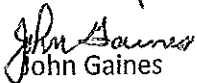
**18. President thanked all committees and asked them to continue the progress. Thanked Kathy Rice for the weekly activity sheet, ballot and newsletter mailing committee.**

**19. Pat Carver introduced the Election Committee. She asked all of them to stand.**

**20. Announcement of Election Results by Pat Carver.**

Results were: Beth Cruz – 661 - re-elected; Bonnie Jordon - 328 - elected; Bob Harber - 295; Marvin Hill – 261; and James Head – 49 votes.

**21. Adjourned meeting at 3:19 P.M.**

  
John Gaines

Secretary

Approved:

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ANNUAL CHAPEL REPORT  
2014

The Chapel at Unicoi Springs Camp Resort is interdenominational with services on Sunday morning, Sunday evening and Wednesday evening. God has truly blessed the Chapel with great preaching, teaching, musicians, and singers. Many have told of healing and answered prayers. All who visit remark of God's presence in this place. We are truly blessed to have this unique place on the grounds of Unicoi Springs Camp Resort where owners and guest may come and worship and lift up the name of Jesus.

Attendance has been consistent, though not "maxed out" as sometimes in the past, and we have managed to meet our financial obligations, to the speakers, singers, teachers and the ministries that we support, A few of these are:

Rev. Johnny Jett, chaplain at Lee Arringdale State Prison

Rev. Buddy Norton, Minister to the high school athletes in Georgia and surrounding states.

Rev. Dale Stephens, Chi-Alpha at Georgia Tech.

The Gideons International

As part of the chapel's ministries, each year, North Georgia Mountain Ministries provides two months of Summer Day Camp for children, ages 4-12. This is held in the activity building Monday through Friday. They also provide programs for Wednesday family nights in the club house.

I want to express my appreciation to the chapel committee and the many volunteers who make our worship services truly honor God, our creator, savior and sustainer.

Respectfully submitted



W. B. Fricks Chairman

Sam Fiske Vice Chairman	Wendell Duncan
Duane Brown Treasurer	Robert McCurley
Selma Adams	Jack Heard
Jessie Browning	Wayman Lungford



UNICOI SPRINGS CAMP RESORT  
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**Agenda for the Annual Unicoi Springs Owners Meeting  
September 20, 2014 amended in morning board meeting**

1. Call the meeting to order at 1:00 P.M. in the Club House
2. Open with a word of prayer
3. pledge of allegiance
4. Comments by the president, turn off cell phones, owners only in attendance
5. Introduction of Auditor Joely Mixon by (David Stover)  
While Auditor is at podium are there any questions about the Financial Report.
6. President welcomes and short pitch on Sept. Ownership sales. Short report on sewer pumps.  
**Added: other comments.**

**Directors Reports**

7. Activities
8. Buildings and Grounds
9. Bylaws & Covenants
10. Equipment
11. Owner Relations
12. Rules & Regulations
13. Finance

**Committee Reports**

14. Chapel – Bill Fricks
15. Bylaws – Bonnie Jordon, Chair
16. Amenities Survey results – **Beth Cruz and Jim Copeland**

**Other**

17. Door Prizes \$50 / \$75 / \$100 drawing
18. Open floor to Question & Concerns from owners. (Three minutes time limit per ownership)

**New Business**

19. Thank: Kathy Rice Ballot and newsletter mailing committee.
20. Pat Carver – Introduce Election Committee
21. Announcement of Election Results.

**Adjournment**

Thirty minutes after the announcement of the New Board Members, the board will convene to elect officers.

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**Beth's Annual Meeting Speech**

Wow, I can't believe it has been another 3 years serving on your board of directors. I want to thank you for your support and encouragement to seek re-election and hopefully serve you again for 3 more years. We will soon find out!

I retain the most tenure on your current board of directors and am concerned with the direction of our resort. I am embarrassed by some of my colleague actions and behaviors. I have personally experienced being bullied, yelled at, criticized and dictated to and not to mention discriminated against.

I have been a business owner for 22 years and have never treated my employees the way I have seen ours treated here by board members as well as owners. This is a huge concern because we have a great experienced staff that is invaluable to all of us. It must stop immediately if we don't want to find ourselves in continued litigation. The same holds true for the way owners treat other owners.

Recognition is the first and most important step towards correcting our poor actions and behavior. This can be a new beginning if all parties make an effort to change for the betterment of Unicoi Springs Camp Resort.

Owner interest has sparked a new beginning. Many owners have already stepped up and become involved with committees, activities and improving our governing documents. This renewed involvement and interest represents the true spirit of what Unicoi Springs original vision was and is. Our resort should be a safe and comforting place to come and interact. It is after all your resort and your home away from home. Each and every owner deserves to be heard. Your participation however large or small is needed and appreciated.

**UNICOI SPRINGS CAMP RESORT  
BOARD OF DIRECTORS MINUTES**

Closed Meeting after Election  
September 20, 2014

1. Attendance.

Board Directors present were: David Stover, Gary Bryan, Beth Cruz, John Gaines, Tommy Walker, Ricky Carter, and Bonnie Jordon.

2. David Stover, President, called the meeting to order at 3:55 P.M. in the Board Room.

3. Motions follows:

- 1) To approve the agenda as presented. Made by Beth and seconded by Gary. The motion was approved. Votes were 7 Yea (Beth, Gary, Tommy, John, David, Ricky, Bonnie). See last page of minutes.
- 2) To adjourn the meeting at 5:38 P.M. Motion by Tommy and seconded by Bonnie. The motion was approved by votes of 7 Yea (Tommy, Bonnie, John, Gary, Ricky, Beth, David).

4. Election of Officers:


President	David Stover	Vice President	John Gaines
Treasurer	Beth Cruz	Secretary	Bonnie Jordon

5. Discussion on expectations and responsibilities of other assignments included: why do we assign areas, does this divide the board, who and how does board supervise the managers, communication expectations among board members, will we schedule work sessions for planning, establish policies and procedures in writing, how do we plan for board meetings, and what are the exceptions to all this. This led to the tabling of the assignments until a later date.
6. John Gaines was appointed to ensure the officer election information is posted to the board inside the club house and a file copy be given to office.
7. Management Relations discussion included: who supervises the managers because seven board members cannot effectively supervise and provide guidance and directives to managers in writing?
8. Owner Relations:
- 1) Dogs being walked between sites 128 and 129 are not in a dog walk area.
  - 2) Signs need to be moved or erected near the tent sites in reference to flow of traffic being one way up the hill from there to Area 6. Traffic going wrong way creates a safety issue.
  - 3) Pet cages without solid bottoms create odor and possible soiling of the site with pet urine or droppings. Why don't we require signing in of pets to include the number of pets per site?
  - 4) Rule enforcement. Who is responsible for enforcing our rules?
  - 5) Open meetings need to stay focused in order to reduce length of meeting.
  - 6) Use of mulch as cover for plants and open areas around pools or other areas. Some wood chips may be available free of charge at some tree service companies.
  - 7) Suggestion for a walkway over the lake near the Gazebo.

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- 8) Reservations hours. Owner tried to make reservations outside the normal posted hours and was not satisfied that he was not allowed to do so. Can the reservation policy be changed in the coming year?
  
9. Draft subjects for the October 18, 2014 meeting.
  - 1) Insurance meeting with representative to discuss all policies.
  - 2) Proposed budget for 2015.
  - 3) Schedules for 2015 Board meetings and special events.
  - 4) Finance Policy and procedures.
  - 5) Winter project(s).
  - 6) Employee Christmas party.
  
10. David assigned homework for all board members as follows:
  - 1) Each member select five (5) items as wish list and share with all board members prior to next meeting by email
  - 2) Next Executive meeting we will discuss Employee and Manager Performance Evaluations.
  
11. Other comments:

Why are so many board members on committees?  
Area selected for the Bricks-R-U's has water dripping from roofs.  
Create priorities to be more efficient!  
Planning = success!
  
12. Meeting adjourned 5:38 P.M. (motion # 2).

  
John Gaines  
Outgoing Secretary  
Approved date:

**UNICOI SPRINGS CAMP RESORT  
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**Agenda for Board Meeting following Annual Meeting**

1. Date/Time: September 20, 2014      Time: 30 minutes after annual meeting closes
2. Location: Board Room
3. Prayer and Pledge:
4. Call to order by President:
5. Welcome and comments by President
6. Approve agenda
7. Open nominations and elect President
8. President then opens nominations for election of:
  - A. Vice President
  - B. Treasurer
  - C. Secretary
9. Discuss expectations and responsibilities of assignments
10. President makes assignments for:
  - A. Activities
  - B. Grounds
  - C. Buildings
  - D. Equipment
  - E. Covenants, Bylaws, and Rules & Regulations
  - F. Owner Relations
11. President appoints secretary or someone to have the new Officers and Assignments posted on clubhouse communication board immediately following adjournment.
12. Management Relations. Discuss relationship of the board members with managers. Define who supervises the managers and the board written directives to managers.
13. Owners Relations – items received since last meeting.
14. Prepare “DRAFT” agenda for October meetings.
15. Adjourn