

Unicoi Springs Camp Resort

Annual Owners Meeting

September 16, 2017

Call to order at 1:00PM

Prayer by Frank Ward

Pledge of Allegiance led by David Stover

Welcome comments by David Stover:

David thanked everyone for attending, reminding them of the rules and that owner comments would be heard at the end of the meeting. We will also be picking winning tickets for prizes of dollar amounts off on the 2018 maintenance Dues.

Arlon is absent due to a relative's unexpected death.

He also stated that Beth Cruz was called to work and he would be giving the Treasurer Report.

Auditor's Report by Joely Mixon:

Jolie explained that they use a depreciation method which includes depreciation and writing off "bad Debt" ownerships, which is recommended accounting practice when auditing. Our Resort uses cash basis for our budgeting and accounting. The two reports will always have differences because of the allowances for depreciation and bad debt.

She reassured everyone that our resort is in a very healthy financial state. We pay for all of our repairs and upgrades out of our accounts and still have a substantial amount in long term accounts. We are an exception because we have no debt.

Copies of the audit are available to all interested owners in the office.

No questions were asked.

Treasurer's Report by Beth Cruz - given by David Stover:

- Reviewed and audited check ledgers thru August.
- Reviewed Payable Invoices thru August and part of September.

- The monthly financial report is available in the office.
- Renewed the propane contract for another year with a fixed price of \$1.399/gal. and no rental fee. See Motion 5 in Regular Board Meeting minutes of 9/16/17 (AM – closed).
- Updated our copier lease with an updated copier with a 4year lease instead of a 5year lease. Cost \$299.00 a month, the old one was traded in. This includes all services and supplies except paper and any monthly usage overage. See Motion 6 in the Regular Board Meeting minutes of 9/16/17. (AM – closed meeting).
- The trash contract is up for renewal in November with Waste Management, formerly Waste Away. Joyce will get costs
- We have sold 2 Memberships at the \$5,000.00 price per Membership.
- The fiscal annual report is complete.

Business Managers Report given by David Stover:

Maintenance Fees collected as of August 31, 2017	\$896,532.35
Maintenance Fees collected as of August 31, 2016	\$878,255.47

There are 38 owners that have not paid the 2017 Maintenance Fees and 2 that owe for the second portion of the 2017 Maintenance Fees.

There are 25 names on the waiting list for RV storage and 3 names on the waiting list for golf cart storage.

David's additional comments:

We use cash flow for our treasury and have a 9month cash reserve. Even after making nearly half a million in upgrades in the past few years. We are continuously upgrading some part of our Resort and have a lot to be proud of. David reminded Owners that we have successfully sold 2 Memberships at the new full \$5,000.00 price which makes all our Ownerships more valuable.

Quorum comments by David Stover

There are 2,188 eligible to vote. 163 are in attendance, therefore, there is no quorum. Thankfully, we have always sent out ballots to vote for Board Members.

We announce what the vote count was for each person running for the Board and who won by the highest counts. If we voted at our meetings, it would never be legal without a quorum each yearly meeting.

Activities by David Stover:

We put money in our budget each year for Activities and have some fun activities each year with more to come. We always need volunteers and Thank you to all volunteers.

Tommy reminded us that Highway 211 would be in the Clubhouse on Saturday 6-9. They are excellent and have appeared before. Come join in and there will be room to dance.

Buildings by Thurman Carpenter:

Thurman spoke about our roofs that have been replaced this past year and two bathhouse roofs that will need to be replaced next year. Like every part of this Resort built in the 1980's, replacing, upgrading and maintaining are a constant that we try to stay on top of.

Covenant Committee:

David announced the members of the committee - Chairperson – Kathy Davis, Vice Chair – Johnny Simmons and Secretary - Kathy Carpenter. He said the committee is currently on hold, although they have already done a remarkable amount of work. The attorney choice is not complete and our attorney that guided us in passing the By Laws gave us changing recommendations. When Bonnie Jordan, the By Laws Chairperson, asked for a written guide on the voting procedure, she backtracked to the original way we always vote. The exception will be, the Covenants require 2/3 of all Members must vote. The state passed a law allowing for a different way to get the votes called Written Consent but we still need to have a guide on how to do it.

Equipment by Tommy Walker:

Tommy reminded us that we have a new truck and 3 new campers that were paid out of the replacement fund. We originally planned on 2 new campers this year but were offered a camper used just a few times and the owner decided he wanted a larger camper. We were offered an excellent price and we were given good trade in amounts for our old campers. By trading in, we saved enough to

take advantage of the special price offer and get 3 campers. Camper City has been very willing to work with us and they are responsive if there are any issues. These new campers, in the past few years and this year, are kept very busy, especially during the summer school break season.

Grounds by Arlon Maddox:

Arlon wrote a letter of apology because he is unable to attend today's meetings. He has an unexpected death in his family and he is the Executor. God first, then Family always and then everything else.

Rules and Regulations by Arlon Maddox:

Arlon suggested that all members, especially our new Members, pick up the latest copy of our Rules and Regulations in the office if you don't have one.

David stated We continue to have problems with dog owners that don't clean up after their dog. Carry a cleanup bag with you when walking your pet because they don't always wait until they are at a dog walk. Sometimes Members don't even clean up in the dog walk areas with the bags provided. Please be more courteous.

Chapel Report given by Selma Adams:

Selma spoke on the behalf of the Chapel and told Members that the Chapel's collections are supporting several Ministries. It also supports the summer Bible School here at the Resort. Everyone is welcome to come.

Long and Short term plans report by Bonnie Jordan:

See the attached report as read to attending Members.

David Stover about the Winter Project:

See Motion 7 of the Regular Board Meeting 9/16/17 Minutes.

All of area 6 from site 77 to site 315 will be closed off. The area of the 50s looping to the 60s, where there are numerous rentals and a Bathhouse, will be blocked to allow traffic to go in and out on the side closest to the highway. The road up into area six at site 77 will be closed to any traffic except maintenance staff and necessary Board members. This will allow new water lines and valves to be put in at the sides of the road and any needed electric upgrades. It will include any gravel needed to fill in the trenches. The water leaks keep happening up in the 300s and the new lines and valves will allow Maintenance to end the huge water losses we have been experiencing.

Our Maintenance men will also complete the work on sites 24,26 & 14. These were to be completed 2 summers ago.

Beth Cruz and Bonnie Jordan's terms of office have ended. Beth left a Farewell Memo and Bonnie read hers to attending Members. David thanked Bonnie and gave her a lovely plaque for her service. Please see the attached Farewell Memos from both, Beth and Bonnie.

The following Members won the dollar amount shown to use towards their Maintenance Fees for 2018:

Ethel Foster	U3077	\$ 50.00
Meryl Simpson	U1240	\$ 75.00
Rebecca Manley	U2438	\$100.00

Questions covered several topics including; how can a Member get a complete breakdown on the playground and putt putt golf course area. David said Joyce would provide it to interested owners. The wifi continues to be questionable but David explained that part of the problem are the leaves. They reflect and move which will cause loss of signal. When the leaves fall from the tree, we will see the service will be better. He is studying boosters that a couple of Owners have tried and find their signals are considerably stronger. The boosters are about \$40.00 each.

Several Members pitched in to buy 2 air conditioners for the Clubhouse. They complained that other Members won't leave the upstairs windows closed and they turn on the big fan. Another Member said the upstairs, where the children are expected to play games and watch TV is extremely hot and it's not fair to them and any attending adults to be expected to suffer. David tried to explain that due to older windows and the size of the Clubhouse, the air conditioners are ineffective. We are all Owners and no member should have to suffer the summer heat upstairs without even an open window and the fan moving the air around. Heat rises and the fan pulls it out upstairs. In addition, will we have Members yelling at Members when they open a door to come or go and don't hurry. Or if someone opens a window anywhere in the huge Clubhouse. Studies have been

done and the results are the same; this beautiful big Clubhouse has served us well but trying to air condition it is cost prohibitive and not possible the way it was built. The Activity building has air conditioning and Members can play cards there if they are too uncomfortable.

David thanked Forrest and Kathy Rice and their team for putting the envelopes together for mailing out the election material and newsletter on behalf of all Members.

David thanked Ken Loudermilk and his committee for the excellent job of handling the returned election ballots. Ken asked the committee members to stand as their names were called out.

694 Votes

Of the votes, 13 had no certification. 1 ineligible, and 7 had no ballot, just certifications.

Kathy Davis	408
Mary Hill	382
Doug Jackson	565

The positions of all Board members including Kathy Davis and Doug Jackson will be posted in the Clubhouse after all take a break and meet in the Board room later today.

The Owners meeting adjourned at 2:40 PM.

Respectfully,


Bonnie Jordan, Secretary

Good afternoon. For any new members, I am Bonnie Jordan. Originally from upstate NY known as the Finger Lake region and a lover of Georgia since 1997. We bought in January 2011 and moved to Georgia in 2012. I want to take a moment to Thank GOD for each day, it is a gift and to Thank my husband John for his loving support while I served as a member of, then later Chairman of the By Laws committee as they passed. In addition, while I have been Secretary of the Board of Directors for the past three years.

I have a few points I would like to make:

The Resort is owned by all Members and though we do have Office, Maintenance and Cleaning staffs, there is a limit to what the staff is responsible for. Any meals, dances, special events are set up, cooked, directed and cleaned up by volunteers. Even the Board of Directors are volunteers. We ALWAYS need volunteers to make it all happen. Please volunteer if you are able and haven't.

A reminder that ALL Motions require a minimum of 4 yeas votes but All Board Members should always be included and their input should be valued. Not all Board Members live here or are local. Our owners live in a multiple number of states and we draw our candidates from our owners. No Board Member should be ignored because they aren't here most of the time. All Board Members should be kept informed, especially about financial issues. When I moved 1 ½ hours away, I found that I and other distant Board Members were not kept aware, even though I gladly made the drive over for the day to find out what was happening or to talk with Steve or any Board Member available.

The Board must go back to understanding all Board Members absolutely deserve and must be informed of changes in approved

Motion plans for any project. They must be appraised of any added costs over \$100 or \$200. Larger purchases must have costs included in the Motion necessary before purchases are made. The purpose of getting bids was to see if we were getting the best price and though sometimes we can't get several bids, we must try and make note of who we contacted that didn't respond. I saw major changes in our project last winter and if I hadn't driven over to see what was being done, I wouldn't have known until the next meeting stay during the winter. When the changes continued, we passed Motions to stop a significant amount of the undone changes. We didn't work on planned site improvements but 4 sites not in our plans got redone. Just because Directors have titles, all Directors must still be included in decisions before changes are made. All major changes must be in a Motion. We must have a comprehensive plan including costs for our projects and must show where all costs are in our budget. All projects can have unforeseen problems, big and small but we should be allowing with an override amount shown, so we don't go over significantly in our budgeted amount for the project. We need to keep notes/pictures so we can clearly explain to our owners why we had an override.

These are just a few bothersome points that have kept me up at night and need to be addressed. They are very similar to our past Director, John Gaines points as he left office. Thank you for your interest and have a great day.

Ronnie Jordan /s/

Over the past 18 months, the Board and many owner volunteers have invested their time and talents in a massive effort of cooperation to turn our declining resort around with major upgrades to our amenities and grounds. Unicoi Springs Camp Resort is now even more marketable and desirable to today's consumer of all ages. The value of our camping experience is comparable with the finest in the country and you can be proud of your ownership and affiliation.

The cost of an ownership has increased to reflect the true value of the Resort and all it has to offer, yet still affordable for all that it includes for year 'round camping and home to some owners. With all that has been accomplished and an on-going list of improvements to continue on a daily basis, I would ask that you, as an owner, would remain diligent in giving your Board the support it needs for the hard decisions it must make to continue this upward spiral of success. Although this is your home away from home, you must also think of yourself as a business partner supporting financial decisions that will affect all of us, now, and in years to come. Remember, your Board members are also owners. The financial decisions they make affect them, as well. They are not made without research and a lot of thought. Let them have your back.

Our Certificate of Deposit total reflects the deduction/use of the recent major upgrades. With your cooperation and understanding, we can replenish our reserves for the continued security and future goals of our resort.

In closing, I would like to recognize the fact that past and present boards have accomplished monumental changes for the positive and future boards will face their own challenges to continue and surpass the ultimate camping experience here.

During the past 11 years of my affiliation with the Board of Directors, I have been honored to learn and grow as a person and meet many new awesome friends. I would like to thank all those who have supported me with your votes each election and your confidence on a daily basis.

Beth J. J. 15/