

# **Unicoi Springs Camp Resort**

## **Board of Directors Regular Meeting Minutes**

**October 21, 2016**

### **Board Members in Attendance:**

David Stover – President  
Arlon Maddox – Vice President  
Thurman Carpenter and Frank Ward  
Absent – Beth Cruz, Bonnie Jordan, Tommy Walker.  
Minutes taken by Arlon Maddox

Meeting called to order by David Stover at 8:32 AM.  
Prayer given by Frank Ward.  
Welcome and Comments by David Stover.

### **Motions Follow:**

1. Motion to approve Regular Meeting Agenda for October 21, 2016 for the Board of Directors.  
Motion made by Arlon Maddox. Seconded by Frank Ward.  
Yeas – David, Arlon, Frank and Thurman. Nays - none. Absent: Beth, Bonnie, Tommy.  
Motion Approved.
2. Motion to approve the September 17, 2016 Minutes for the Regular Board of Directors Morning Meeting.  
Motion made by Arlon Maddox. Seconded by Frank Ward.  
Yeas – David, Arlon, Frank and Thurman. Nays – none. Absent: Beth, Bonnie, Tommy.  
Motion Approved.
3. Motion to approve the September 17, 2016 Owners Meeting Minutes.  
Motion made by Arlon Maddox. Seconded by Frank Ward.  
Yeas – David, Arlon, Frank and Thurman. Nays – none. Absent: Beth, Bonnie, Tommy.  
Motion Approved.
4. Motion to approve the September 17, 2016 Minutes for the Afternoon Board of Directors Meeting.  
Motion made by Arlon Maddox. Seconded by David Stover.  
Yeas – David, Arlon, Frank and Thurman. Nays – none. Absent: Beth, Bonnie, Tommy.  
Motion Approved.

**Joyce Tallman – Business Manager**

Maintenance Fees collected as of September 30, 2016 \$884,638.51

Maintenance Fees collected as of September 30, 2015 \$903,705.20.

There are 38 accounts that owe for the 2016 Maintenance Fees.

There are 8 accounts that owe the second portion of 2016 maintenance fees.

Currently the Resort has 262 Ownerships for sale.

There are 3 names on waiting list for RV storage.

There are 2 Golf cart storage spots available.

Discuss Employee Christmas Dinner.

**Steve Tallman – Maintenance Manager**

**Reported by David Stover**

Work completed by maintenance personnel from 9/16/2016 thru 10/13/16

Park improvement work:

- Cut grass, weeded and trimmed bushes as needed
- Expedited work order
- Work on volleyball court as of 10/13/16. 99% done.

**Administration:**

- Moved 322 campers.
- Put enzymes in septic system and inspected playground equipment.
- Checked daily water wells readings.
- Sent in monthly water wells reports and quarterly water sample.
- Filled rental propane tanks
- Service complete on trucks and shop equip.

37 work orders were turned in from the office

19 call in over the radio from housekeeping and the office

12 work order from the housekeeping duties assigned to weekend workers to complete above and beyond moving campers

11 site surveys

8 hand written notes from multiple sources too complete

37 request were turned in of those 8 surveys and 5 work orders were not completed all the rest were completed.

Frank ask Joyce to add to her report each month the number of deeds being titled searched. Joyce said that wouldn't be a problem.

Joyce discussed the up-coming Christmas Dinner to be at Western Sizzler, Cleveland, GA. This dinner is for all employees, board members and security and all spouses.

Meeting stopped at 9:02 AM to go into Executive Meeting.

Meeting re-started at 10:02 AM in Activities Building.

## **Board Members in Attendance:**

David Stover – President  
Arlon Maddox – Vice President  
Thurman Carpenter, Tommy Walker and Frank Ward  
Absent – Beth Cruz, Bonnie Jordan.  
Minutes taken by Arlon Maddox

Meeting called to order by David Stover at 10:02 AM.  
Prayer given by Thurman Carpenter.  
Pledge of Allegiance led by David Stover.  
Welcome and Comments by David Stover.

## **Motions Follow:**

5. Motion to accept the Proposed 2017 Budget and Investment Schedule.  
Motion made by Arlon Maddox. Seconded by David Stover.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
6. Motion to resend a motion made on June 15, 2013 General Board Meeting to have off peak rates on campers and cabins effective January 1, 2017.  
Motion made by Arlon Maddox. Seconded by Thurman Carpenter.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
7. Motion that a full covered trailer used to store items will be charged \$1.00 per day. Add this to Rules and Regulations to go into effect on January 1, 2017.  
Motion made by Arlon Maddox. Seconded by Tommy Walker.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
8. Motion to amend the original motion # 5 on June 17, 2016 to purchase storage building instead of buying materials to construct a building for storage of resort property.  
Motion made by Frank Ward. Seconded by Thurman Carpenter.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.  
Work Statement and bid attached.
9. Motion to replace roof on Pavilion at upper pool. Two quotes submitted. Quote from Habersham Hardware accepted.  
Motion made by Thurman Carpenter. Seconded by Tommy Walker  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.  
Work Statement and Quotes Attached.

10. Motion to approve quote to build a volleyball court behind upper pool at the old basketball court. Estimate cost of \$ 4,425.15. Motion sent and votes received by electronic devices. See attached sheet.  
Motion made by Arlon Maddox. Seconded by David Stover.  
Yeas – David, Arlon, Frank, Beth, Bonnie, Tommy and Thurman. Nays – none.  
Motion Approved.  
Electronic vote sheet and Quote attached.
11. Motion that temporary covering can only be used up to 10 days to cover a camper or motor home while repairs are being performed. Should an owner need extra time, a request must be submitted to the office with specific and acceptable reasons for an extension. After 10 days if the issue hasn't been addressed a notice of a \$50.00 fine will be imposed.  
Motion made by Frank Ward. Seconded by Tommy Walker.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
12. Motion that a non-refundable deposit will be submitted with each bid. The surplus property will be sold as is. This is a non-refundable deposit of one third (1/3) of the minimum bid. Deposit will be refunded if you are not the winning bidder.  
Motion made by Frank Ward. Seconded by Tommy walker.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
13. Motion to change our 3 day, 2-night complimentary stay from Sunday to Thursday To Monday to Sunday. Exceptions are major holidays and special events. The purpose is to improve marketing.  
Motion made by Frank Ward. Seconded by Thurman Carpenter.  
Yeas –Arlon, Frank, Tommy and Thurman. Nays – none. Abstain – David  
Absent: Beth, Bonnie.  
Motion Approved.
14. Motion to approve November 2016 newsletter.  
Motion made by Thurman carpenter. Seconded by Tommy Walker.  
Yeas – David, Arlon, Tommy, Frank and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.
15. Motion to adjourn at 11:45AM.  
Motion made by Tommy Walker. Seconded by Arlon Maddox.  
Yeas – David, Arlon, Frank, Tommy and Thurman. Nays – none. Absent: Beth, Bonnie.  
Motion Approved.

**Finance Committee Report by David Stover:**

No concerns from the committee. Pointed out we need to stay within budget, if possible. Suggested we not raise the maintenance fee.

## Director Reports:

### Treasurer's Report by Arlon Maddox

- Reviewed and audited check ledgers and cash summary thru September.
- Reviewed payable receipts thru September.
- **The complete Treasurer's report is available in the office which list banks and balances, as well as investment information and available to all owners...**
- Made a motion to approve the Proposed Budget and Investment Schedule.
- Motion presented to increase maintain fees by as little as \$5.00. Motion failed; no second.
- Motion to change new camper rates to same as cabins. Increase of \$10.00 starting January 1, 2017. Motion failed; no second.

### Activities by David Stover

Lots of people in the park Thanks to Tommy Walker we have had a couple of Saturday night's where a band was here. Karaoke still going good on Thursday nights. Reminder that Halloween event and Thanksgiving dinner coming up soon. A special "thank you" to all members that volunteered to help with activities. We are now working on a dinner with a western theme. More on this later.

### Buildings by Thurman Carpenter

The need for a storage building for the resorts seldom used items in the activity building needed. David working on this project. See motion # 8. Presented quotes to be reviewed and approve to replace the roof on the pavilion at the upper pool. See motion # 9.

### Equipment by Tommy Walker

Get bids of \$1,000.00 minimum on each of the EZ GO golf carts and \$300.00 on the white Club Cart. A non-refundable deposit of one third (1/3) of the minimum bid to be received with a bid. The deposit will be returned if you are not the winning bidder. See motion # 12.

### Rules, Regulations and Procedures by Arlon Maddox

Last up-dated version of our Rules & Regulation is 8-29-2016. All changes are printed in RED. Will be some changes and/or up-dates after the first of the year.

### Owner Relations by Frank Ward

Six letters from owners read by Frank. (1) Letter from owner to appeal fine for having dogs in a cabin. Dog hair found, but no actual report of seeing a dog. Owner said hair came from their clothing and bed covers they brought from home. (2) Letter from owner that roof on club house and some other buildings has fungus and mold. Looks bad, needs to be cleaned. (3) Letter form owner stating that he sees kids fishing in the lake but rarely sees anyone catch anything. Recommends stocking lake with small bass and bream. Have a competition for the kids and give awards for most caught and largest. (4) Letter from owner requesting heater in lower pool stay on till October 1 or till pool is closed for the winter. They also noted Kudzu vines growing at sites 151 and 174. Request we address this ASAP. (5) Letter from owner to appeal fine for having dogs in a camper. Dog hair found, but no actual report of seeing a dog. Owner said hair came from their clothing, grandchildren and diaper and baby clothing for they were in their camper beside the

rental and their dog was with them. (6) Letter from owner requesting that outlets be put at site lights so golf carts can be charged.

**Old Business**

Covenants tabled till April 2017. Working on a computer networking.

**New Business**

To keep winter rates on rentals that was passed June 15, 2013. Resend this motion and charge same rate all year. See motion # 6 October 21, 2016.

Adjourn meeting at 11:45 AM. See motion # 15.

Respectfully,

*Arlon Maddox*  
11-18-16

Arlon Maddox V. P.  
U. S. C. R.