

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
October 19, 2018**

In Attendance:

Johnny Simmons, President

David Stover, Vice-President

Doug Jackson, Treasurer

Mary Hill, Secretary

Thurman Carpenter, Kathy Davis by telephone

Absent: Tommy Walker

Director's Reports:

Treasurer's Report by Doug Jackson:

Reviewed and audited check ledgers and cash summary for September 2018.

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.

Business Manager's Report - Joyce Tallman presented by Doug Jackson:

Maintenance Fees collected as of September 30, 2018 \$886,435.08

Maintenance Fees collected as of September 30, 2017 \$897,216.13

There are currently 14 accounts that have not paid 2018 maintenance fees and 6 accounts have not paid the 2nd portion of the 2018 maintenance fees.

There are 7 names on the waiting list for RV storage and 5 Golf Cart spots available.

13 ownerships were sold during the 35th anniversary sale, I suggest the base price of an ownership go to \$6000.00.

The newsletter will go to the printers on the 26th of October.

Footnote: 278 ownerships for sale

Activity Report by David Stover:

Upcoming events are The Craft Sale, Halloween and The Thanksgiving Dinner. Volunteers needed.

Buildings Report by Thurman Carpenter:

We have had some water damage in the office area, some roof damage to campers and keys for rentals.

Grounds Report by Johnny Simmons:

We will be paving Area 6 and doing site upgrades to 5 sites.

Equipment Report by David Stover for Tommy Walker

Tractor to be cannibalized and the bucket truck to be repaired.

Owner Relations by Kathy Davis

There were 3 letters from owners. Letters are being sent.

Owner Comments:

Much discussion about the raise in the on/off fees.

An owner suggested \$100 per owner for 5 years.

Meeting adjourned at 11:00 a.m.

Motions:

- 1) Motion to approve the October 19, 2018 Agenda of the Board of Directors Meeting.

Made by David Stover Seconded Thurman Carpenter

Vote Unanimous Motion approved

- 2) Motion to approve the minutes of the September 15, 2018 regular meeting as written.

Made by Mary Hill Seconded by Doug Jackson

Vote Unanimous Motion approved

- 3) Motion to approve the September 20, 2018 Special Meeting Minutes as written.

Made by Thurman Carpenter Seconded by David Stover

Vote Unanimous Motion approved

- 4) Motion to approve September 28, 2018 Special called Meeting minutes as written.

Made by Doug Jackson Seconded by Thurman Carpenter

Vote Unanimous Motion approved

- 5) Motion to approve the minutes of the September 15, 2018 General Meeting as written.

Made by Thurman Carpenter Seconded by Doug Jackson

Vote Unanimous Motion approved

- 6) Motion to forgive \$50 fee for U# 2487, 1420 and 1430

Made by Kathy Davis Seconded by Doug Jackson

Vote Unanimous Motion approved

- 7) Motion to approve the Christmas Party at the Smith House on November 15, 2018 at 6:00 p.m. To include all those who worked on the Dead Deed Committee and their spouses: Vicki Petty, Kathy Carpenter, Mary Hill, David Pope, Nancy Stearn and Brenda Hunt.

Made by Doug Jackson Seconded by Thurman Carpenter

Vote Unanimous Motion approved

- 8) Motion to approve on/off fee of \$25

Made by Thurman Carpenter Seconded by Doug Jackson

Vote Abstain David Stover Motion approved

- 9) Motion to approve that extra shut off valves be put on all campers with full hook up.

Made by Doug Jackson Seconded by David Stover

Vote Unanimous Motion approved

- 10) Motion to approve \$1 reservation fee per day.

Made by Doug Jackson Seconded by Mary Hill

Vote Unanimous Motion approved

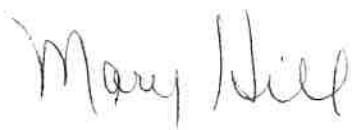
- 11) Motion to approve the Maintenance fee to go to \$450.

Made by Mary Hill Seconded by Doug Jackson

Vote Abstain David Stover Motion approved

- 12) Motion to approve Employee Bonuses for Christmas.
Made by Doug Jackson Seconded by Mary Hill
Vote Unanimous Motion approved
- 13) Motion to approve to sell or cannibalize the tractor and to fix the bucket truck.
Made by Thurman Carpenter Seconded by Doug Jackson
Vote Unanimous Motion approved
- 14) Motion to approve the Corporate Resolution.
Made by Thurman Carpenter Seconded by Doug Jackson
Vote Unanimous Motion approved
- 15) Motion to go with a company to come in and test the water.
Made by Doug Jackson Seconded by Thurman Carpenter
Vote Unanimous Motion approved
- 16) Motion to adjourn at 11:00 a.m.
Made by Thurman Carpenter Seconded by David Stover
Vote Unanimous Motion approved

Respectfully,

A handwritten signature in cursive script that reads "Mary Hill".

Mary Hill, Secretary