

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
March 16, 2018**

In Attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
Kathy Davis, Secretary
Arlon Maddox, Tommy Walker, Frank Ward

Meeting was called to order by David Stover at 8:30 a.m.
Pledge of Allegiance and Prayer

Business Manager's report – Joyce Tallman:

Maintenance Fees collected as of February 28, 2018	\$573,082.65
Maintenance Fees collected as of February 28, 2017	\$578,217.63

There are 30 names on the waiting list for RV storage and 4 golf cart spots available.
Footnotes: 266 ownerships for sale, 285 ownerships for sale in 2017
Attached are bids for 3 or 5 year uniform agreements.
Complete report is available in the office for owner review.

Maintenance Manager's report – Steve Tallman:

Work completed by maintenance personnel from 1/16/18 thru 3/16/2018

Park improvement work:

- Expedited work orders
- Working on winter work in area #6 when we can.
- As of 3/7/18 we have all water line in and 3/4 of the cable line in and we have ½ of the hole filled in. We need to repair about 3 or 4 more sewer lines in area six.
- Keeping l/p in rentals. We used 238.1 gal.
- 90% complete on site #14/16/24/26
- Give thanks to the volunteers.

Administration:

- Moved 154 campers. From 1/22/18 to 3/7/18
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports and quarterly water sample.
- Filled rental propane.
- As of 3/2/18 we are one man short.

Director's Reports:

Treasurer's Report by Doug Jackson:

- Reviewed and audited check ledgers and cash summary for January and February.
- Reviewed Payable Receipts.
- Review Gunby Communications contract coming up April 1, 2018.
- **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.**

Activities Report by David Stover:

- We will celebrate our 35th Anniversary throughout the year rather than just one event. We will have finger foods on April 21st instead of a big meal.
- The Chapel has given us their schedule for the season.
- Karaoke will begin the 3rd week in May.
- There will be an outside Ice Cream Truck visiting the resort.
- Our craft shows will be open to the public. We will need volunteers to help with parking.
- We need volunteers to decorate for Easter and stuff the plastic Easter eggs.

Buildings by Thurman Carpenter:

We spent \$40 this month on bathhouse repairs.

Covenant by Kathy Davis

Received a written response from our Attorney, Rebecca Drube, stating that we need a total of 2000 yea votes to pass the covenant. This is a concern because we have approximately 500 non collectible deeds that have accumulated over the past 35 years, plus approximately 100 non collectible deeds that are less than 5 years in arrears. These 600 deeds would be considered not returned or nay votes.

Directors and Committee members are invited to meet with Rebecca personally before the next board meeting to discuss these deeds to see if they are recoverable.

Entertainment by Tommy Walker:

Our next band will be "Hear Now" on April 21st.

Equipment by Tommy Walker:

The old Ford backhoe has a good motor but a bad transmission. We will deal with it later.

Grounds Report by David Stover:

There will be an information board in the clubhouse for volunteers for our site beautification program.

Owner Relations by Frank Ward:

The board received 3 letters which were discussed by the Board. Responses will be sent.

- Re: Financial breakdown for playground and mini-golf. Have referred this to our accountant.
- Re: Beautification Camp Site Award. Unable to institute due to multiple owners on a site during time frame and plant upkeep by our staff.
- Request for Activity Building reservation by owner. See motion #9.

Rules and Regulations by Arlon Maddox

See motion #8 for changes to our Rules & Regulations

Old Business:

We continue to have problems with our telephone and WIFI systems furnished by Gunby Communications. Their contract will be expiring on March 31, 2018. Instructed Joyce Tallman to get price quotes from Windstream on their systems. David will contract Gunby with a deadline to correct all discrepancies.

New Business:

- Visit by Judy and Gary Watson from VOLT explaining the 3.5% Convenience Credit Card system. This was held at 11:20 a.m. on Thursday, March 15. See motion #5.
- Discussion regarding increased utility costs for the month of January.

Motions:

1) Motion to approve the March 16, 2018 Agenda for the Regular Board of Directors Meeting.

Made by Thurman Carpenter Seconded by Doug Jackson

Vote unanimous in favor

Motion approved

2) Motion to approve the minutes of the January 19th, 2018 Board of Directors Regular Meeting as written.

Made by Arlon Maddox Seconded by Kathy Davis

Vote unanimous in favor

Motion approved

3) Motion to enter into a (3) three year contract with Unifirst Uniforms at a cost of \$39.50 per week with a limit of 5% annual increase after the first year.

Made by Arlon Maddox Seconded by Frank Ward

Vote unanimous in favor

Motion approved

4) Motion to address concerns with the Maintenance Manager in an Executive session after this meeting.

Made by Arlon Maddox Seconded by Frank Ward

Vote unanimous in favor

Motion approved

5) Motion to accept an offer by VOLT starting April 2, 2018 to change our present credit card system to a 3 1/2% convenience system. Unicoi Springs will incur a \$99 monthly fee.

Made by Doug Jackson Seconded by Arlon Maddox

Vote unanimous in favor

Motion approved

6) Motion to extend our contracts with Gunby Communications for 90 days from 3/31/18. Contracts to include a statement that the contracts will be null and void if system does not work up to our expectations.

Made by David Stover Seconded by Tommy Walker

Vote unanimous in favor

Motion approved

7) Motion that the Covenant Committee and Board Members use our free 2018 one hour attorney meeting to look at our non collectible "dead" deeds as soon as possible.

Made by Kathy Davis Seconded by Thurman Carpenter

Vote unanimous in favor

Motion approved

8) Motion to approve the changes made to the Rules & Regulations on Page 9 regarding "Flyers and Signs", and on page 10 regarding regulations for "Candidates Running for the Board". Pet friendly camper numbers have also changed.

Made by Thurman Carpenter Seconded by Arlon Maddox

Vote unanimous in favor

Motion approved

9) Motion to change the Kitchen/Activity Building Policy to say "14" days in advance instead off "7" days.

Made by Tommy Walker

Seconded by Arlon Maddox

Vote unanimous in favor

Motion approved

10) Motion to adjourn at 11:40 a.m.

Made by David Stover

Seconded by Thurman Carpenter

Vote unanimous in favor

Motion approved

Meeting Adjourned at 11:40 a.m.

Respectfully,

A handwritten signature in cursive script that reads "Kathy Davis".

Kathy Davis, Secretary