

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
March 15, 2019**

Meeting called to order at 9 am

All Board members present.

Prayer was given by Thurman Carpenter.

Pledge of Allegiance

Motion to approve Agenda

Unanimous

Treasurer's Report by Doug Jackson

Reviewed and audited check ledgers and cash summary for January and February

Reviewed Payable Receipts

The bank balance in investment account is \$202,320.96 as of February 28, 2019. Transferred \$150,000 to payroll and operations account.

The bank balance in Payroll is \$20,663.18. We transferred \$40,000 from investment to this account.

The bank balance in Operations account is \$12,557.55. We transferred \$110,000 to this account from the Investment account.

Southern Bank & Trust earned \$121.45 YTD with a balance of \$156,504.19.

Rabun County Bank has a balance of \$77,087.96. This is the camper/vehicle replacement fund.

Gunby Communications will expire the end of the month. They are not renewing the contract and we are currently talking to other companies to see what is out there.

Open House in May with a one day sale of \$4200.

Anyone that comes in from the RV Show will have the same option.

Business Manager Report given by Doug Jackson

Maintenance Fees collected as of February 28, 2019	\$606,329.80
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Maintenance Fees collected as of February 28, 2018	\$573,082.65
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There are 335 ownerships for sale

There are 23 ownerships that have been deeded back to the Resort and need to be cleared

There are 9 RV spots available and 7 Golf Cart spots available

Covenants

Covenant Committee to start again after resolution is in place. Chairmans are to have authority to work on this project and to have all paperwork needed. They also have to have more people to be working on this.

George Petty to call Kathy Davis for all paperwork pertaining to the Covenants Committee.

Activities by David Stover

A super time was had by all who attended the Bud Miller Luncheon. There were approximately 80 people in attendance.

We are planning an upcoming Pancake Breakfast or Dinner.

On March 30th we will be having a Hot Dog Dinner with a double feature movie. A children's movie will be shown movie at 6 pm, with a PG movie afterwards.

Grounds by David Stover

Area 6 concrete has been finished. The sites are 6" of concrete and some of the sites are 50-60' long. Maintenance men are now grassing and grading the area.

Paving Contractor has asked to push out paving due to the weather pushing them back. They are asking to pave the first week of April.

Equipment by Tommy Walker

Tires are needed for the skid steer. Tim Copp has asked to wait until we are finished with Area 6.

Owner Relations by George Petty

2 letters have been answered and sent and 2 more are being discussed by the Board before letters are sent.

Amenities by Vern Stearns

We are in need of more wood chips for the playground and some shuffleboard equipment.

Old Business

A. Site 118 has a leaking sewer line which is allowing rain water to seep into the sewer tanks. We have not found the leak or crack as of yet. George will be taking the lead on this.

B. We have a need for an intercom system from the security office to the clubhouse to include the upstairs. This is needed to be able to communicate with people inside of clubhouse.

C. Exercise equipment area to be upstairs by the storage area. We need brighter lighting on the stairs as well as to have lighting in the exercise area.

D. WiFi - We are in the process of a trial (at no cost to us) of 3 towers going down bey the lake. This will be 2.4 and 5 Ghz and if it works for us it would cost between 11000 and 15000.

New Business

None

Motions

Motion to approve the Agenda for 3-15-19 BOD Meeting

Made by Thurman 2nd by Doug Vote Unanimous Motion approved.

Motion to accept minutes as written from January 18,2019 meeting.

Made by Thurman 2nd by Doug Vote Unanimous Motion approved.

Motion to approve minutes as written for January 18,2019 Executive Meeting

Made by George 2nd by Tommy Vote Unanimous Motion approved.

Motion to approve minutes of Special Called March 2,2019 BOD Meeting

Made by Thurman 2nd by David Vote Unanimous Motion approved.

Motion to approve the office version of the proposed budget until finalized figures are in.
Made by Doug 2nd by Vern Vote Unanimous Motion approved.

Statement of Work George Petty to call Kathy Davis to get all paperwork from Covenant
Committee. Approved by all Board Members.

Motion to allow owners that donated exercise equipment to be set up in the Clubhouse by the
storage room upstairs. A wall to be built to keep it secure. Made by Mary 2nd by David
Vote Unanimous Motion approved.

Motion to put \$15000 in Capital Outlay for WiFi, If the trial works with Interstate
Telecommunications. Made by George 2nd by Vern Vote Unanimous Motion approved.

Motion to approve a new Resolution for the Covenants Committee. Made by David 2nd by
Thurman Vote unanimous Motion approved.

Motion to adjourn the meeting at 12. Made by David 2nd by George. Vote Unanimous Motion
approved.

Respectfully,

A handwritten signature in cursive script that reads "Mary Hill". The signature is written in dark ink and is positioned above the printed name.

Mary Hill