

**Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
April 19, 2019**

Meeting called to order at 9 am

In attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
George Petty, Vern Stearns and Tommy Walker

Prayer and Pledge of Allegiance

George Petty Introduced Frank Zimmerer, CEO of Interstate Telecommunications, Inc. Mr. Zimmerer shared his plan for new and improved Wi-Fi system. They will be using Omni Directional antennas on all 14 old towers and adding a new tower in the Lacy Curtains. USCR to supply pole for and power to the tower. All equipment will have a one year warranty. The cost will be approximately \$800 per tower plus \$250 for the controller. Mr. Zimmerer explained that with our present 100 mg speed it will be hard if not impossible to connect TVs and experience downloads of movies. Normal turnaround time of 48 hours if service is needed. Time frame of installation would be 2-3 weeks after contract is signed and equipment is ordered and obtained. They will help us manage passwords for the system.

Motion to approve Agenda for 4-19-19 Meeting

Made by Tommy Walker and 2nd by George Petty Motion approved

Motion to approve Minutes of 3-15-19 Board Meeting as written.

Made by George Petty and 2nd by Vern Stearns Motion approved

Motion to move forward with Interstate Telecommunications to install 15 new internet stations at approximately \$800 per station and a monthly service contract.

Made by Thurman Carpenter and 2nd by George Petty Motion approved

Treasurer's Report by Doug Jackson

Reviewed and audited check ledgers and cash summary for March 2019.

Reviewed Payable Receipts

The bank balance in investment account is \$272,670.36 as of March 29, 2019.

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 \$11,315.24 as of March 29, 2019.

Southern Bank & Trust earned \$207.85YTD with a balance of \$156,590.59 as of March 29, 2019.

Rabun County Bank has a balance of \$77,108.66. This is the camper/vehicle replacement fund.

Motion to approve 2019 USCR Fiscal year Budget

Made by Doug Jackson and 2nd by Vern Stearns Motion approved

Business Manager Report given by Doug Jackson
Maintenance Fees collected as of February 28, 2019
Maintenance Fees collected as of February 28, 2018

\$751,922.42
\$711,118.07

There are 125 accounts that have not paid the 1st portion of 2019 maintenance fees.
There are 9 RV spots available and 8 golf cart spaces available.
There are 354 ownerships for sale
Discuss help for office and housekeeping this summer.

Maintenance Manager's Report by Tim Copp by David Stover

Area 6 5 Sites completed along with additional concrete work so the driveway would meet the paved road.

Area 6 paving came in under budget at \$53,643.00 budgeted \$60,000

Kubota is still in the shop for transmission repair. Hopefully we will have it back in 2 weeks.

Activities by David Stover

Needs help on Saturday for Easter Activities. Ladies Time Out Group was stuffing plastic eggs with candy. Diane has craft projects in the morning hours for the children. She needs assistance. Also need help in hiding eggs for the hunt and hot dogs will be served at 4pm. David has also reported that he has not been given a credit card to be used for activities. This came as a recommendation from the finance committee in early 2018 and was approved by the Board.

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.

Amenities by Vern Stearns

Much work is needed to be done. Vern reported picking up tennis/pickle ball rackets, putting irons, basketballs from all areas of the resort. He said Badminton Equipment was left lying on the ground at the volleyball area. More sand needs to be added to the volleyball area along with boundary lines. Frame for the net at the Pickle ball is missing. His question is do we continue to replace this equipment without having a check out policy.

Vern reported that in the camping storage area, there are several places that are washed out that are in need of gravel.

Buildings by Vern Stearns

There are 2 windows in the storage pantry, in activities building with rotten frames. His recommendation is to take out the windows and replace with wallboard on the inside and finish the outside. David recommends adding a couple of receptacles in the wall for the ice cream freezers. Thurman filled out a Statement of Work.

By Laws/ Covenants by Kathy Carpenter and Vicki Petty

George Petty spoke with Kathy Davis and she no longer desires to serve on this committee. Kathy and Vicki will begin to gear up with this committee and are looking at least 2 more years to complete this task.

Dead Deeds by Kathy Carpenter

From dead deeds we have 85 that have deeded back and are in the USCR name. There are 11 ready to go to the courthouse. There are 123 pending documents needed from owners. A total of 219 which have promised to deed back. Vicki reported we have worked on 350 files and have 137 that have been researched, but not worked. David Pope, who has done much of our research is selling out - He and his wife are building a new home in an over 55 community and are not going to be camping any longer. He will be missed along with his expertise. Total number of hours spent working since May 2018 is 1751.50.

Finance Advisory Board by Nancy Stearns by Doug Jackson

1. Simplify current chart of Accounts.
2. Make changes necessary to insure all monies and payments received go through register to minimize errors and streamline accounting process.
3. Require USCR department managers to submit budget figures to the Board no later than July 1 of current year to insure time to prepare and receive recommendations from the Finance Committee and finalize the new Fiscal Year Budget for the Annual Owners Meeting.

Equipment by Tommy Walker

Clutch in dump truck replaced. Foot on backhoe was replaced. Tires on the skid steer replaced. 16' trailer needs a set of tires.

Gardening, Landscape, Swimming Pools, Club House, lawn and common areas

George Petty, Christine Hubal, Diane Stover and volunteers

In need have people to help water plants on front porch of clubhouse. Christine Hubal replaced plants out for spring and then it needs to be weeded and pine straw put out in the entrance area.

Sign (Cost per Day) needs to be replaced. We have a permit for this sign to be placed on the roadside.

Marketing by Doug Jackson

One Day Sale is May 18th same day as Homecoming. Ownerships will be sold for \$4200.00. Lunch will be served as always on Homecoming. Guests who are visiting and checking out the resort are invited.

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.

Personnel Committee

We have lost 2 employees and have hired 2 new employees.

Rules and Regulations by Doug Jackson

Everything stays the same at this time. We are working on Rules and Regulations for Day users.

Safety by George Petty

Reported that our Emergency Alert System is working. Discussed that Security needs to go around the Resort with siren or loud speaker also alerting people. Safety is an ongoing project especially with kids on bikes with no helmets on, young golf cart drivers, etc.

Short and Long Term Recommendations and Plans by Vern Stearns, George Petty and David Stover

Report is attached of projects that have been completed, and projects that need to be done and a wish list.

Storage by Tommy Walker

Reported that the trailer/golf cart storage area by Lacy Curtain is very muddy when it rains. Tommy had maintenance bring in 2 loads of crushed gravel and he feels this should be done every 2 months. The board feels that if the trailers were angle parked they could get more trailers in this area. The golf cart storage area needs to be numbered with a better system.

Maintenance was in need of another golf cart and housekeeping had a golf cart that was in the covered storage area not being used and taking up a space that could be rented. Maintenance will now use this cart with the understanding that if it is needed by housekeeping at peak time, they would have the use of it.

Water and Sewer by George Petty

Company with which we are contracted, recently came in and pumped out several stations. They will be checking all stations before our peak/Holiday times.

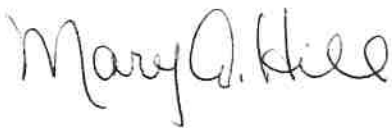
Old Business

New Business

None

Motions to adjourn the meeting at 11:34 am

Respectfully,



Mary Hill