

**Unicoi Springs Camp Resort  
Board of Directors Regular Meeting Minutes  
May 18, 2018**

**In Attendance:**

David Stover, President  
Thurman Carpenter, Vice President  
Doug Jackson, Treasurer  
Kathy Davis, Secretary  
Arlon Maddox – electronically  
Tommy Walker – absent, in person, and electronically,  
Frank Ward - electronically

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

**Director's Reports:**

**Treasurer's Report by Doug Jackson:**

- Reviewed and audited check ledgers and cash summary for April 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 read by Doug Jackson**

- There are 80 accounts that have not paid the 1<sup>st</sup> portion of the 2018 maintenance fees.
- There are 50 accounts that have not paid the 2<sup>nd</sup> portion of the 2018 maintenance fees.
- There are 266 ownerships for sale.
- There are 21 ownerships waiting for clear titles.
- There are 31 owners waiting for RV storage and 3 owners waiting for Golf Cart storage.
- I have obtained 3 bids for the 1017 audit.
- **The complete Business Manager's report is available to all owners in the office which lists maintenance fees collected year to date.**

**Maintenance Manager's report – Steve Tallman read by David Stover:**

Work completed by maintenance personnel from 4/20/18 thru 5/18/2018

**Park improvement work:**

- Expedited work orders
- Keeping l/p in rentals. We used 68 gal.
- Working on getting the pools ready for inspection.
- Give thanks to the volunteers.
- Windstream crew has been in burying main cables in the park.
- The pools will be inspected on 5/16/2018

**Administration:**

- Moved 241 campers from 4/25/18 to 5/15/18
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports and quarterly water sample.



Motion approved

2) Motion to approve the minutes of the April 20, 2018 Board of Director's Regular Meeting as written.  
Made by Thurman Carpenter      Seconded by Doug Jackson  
Absent Tommy Walker  
Vote unanimous in favor  
Motion approved

3) Motion to approve the minutes of the April 20, 2018 Executive Meeting as written.  
Made by Kathy Davis                  Seconded by Thurman Carpenter  
Absent Tommy Walker  
Vote unanimous in favor  
Motion approved

4) Motion to sign a contract for auditing services with Mixon & Mixon & Brown & Tench for 3 years at a cost of \$5,000 per year.  
Made by Doug Jackson                  Seconded by Thurman Carpenter  
Absent Tommy Walker

5) Motion to get Activity Director a credit card so they don't have to use their own money to purchase items and have to wait to be reimbursed. This will be revisited each year when new Activities Director is assigned.  
Made by Doug Jackson                  Seconded by Kathy Davis  
Absent Tommy Walker  
Vote unanimous in favor  
Motion approved

6) Motion to charge a \$10 per night fee for non owner occupied sites as of September 1, 2018. The exception would be our Coast to Coast guests as they are already paying Coast to Coast fees.  
Made by Kathy Davis                  Seconded by Doug Jackson  
Vote unanimous in favor  
Motion approved

7) Motion to allow David Stover to run for the Board of Directors 2018 term due the statements by one of our Attorneys on the 2015 By Law changes pertaining to term limits on Board Members.  
Made by Doug Jackson                  Seconded by Thurman Carpenter  
Vote in Favor    Doug Jackson, Tommy Walker, Thurman Carpenter, Frank Ward  
Abstained      David Stover, Kathy Davis  
Opposed    Arlon Maddox  
Motion Approved

8) Motion to adjourn at 10:05 a.m.  
Made by David Stover                  Seconded by Frank Ward  
Vote unanimous in favor  
Motion approved

Meeting adjourned at 10:05 a.m.

Respectfully,

*Kathy Davis*