

Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes

June 16, 2017

Board Members in Attendance:

David Stover – President

Beth Cruz - Treasurer

Bonnie Jordan - Secretary

Thurman Carpenter, Frank Ward and Tommy Walker

Absent- Arlon Maddox- Vice President and Beth Cruz- Treasurer

Meeting called to order by David Stover at 8:30 AM.

Prayer

Managers Meeting with Managers only .

Steve Tallman – Maintenance Manager:

- Expedited work orders.
- Take down more trees down at upper tent sites.
- Put railroad ties down at upper tent sites – about 80% done.
- Cut grass and shrubs with help from day labor.
- Thanks to all volunteers.
- The new F350 is working good.

Administration:

- Moved 263 campers from 5/15/17 to 6/16/17
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports and quarterly water samples.
- Filled rental propane tanks.
- As of 6/13/17, we are fully staffed and going good. I hope we can get some of the loose ends done.

The old 350 is at Bobby Dalton Auto Repair.

We are improving drainage in the tent areas adding drainage and also, adding additional parking.

A request was made to get larger propane tanks for the rentals and the company will service them. Our Maintenance men spend a good deal of time several times a month filling the smaller tanks. The Board will look at where to place

them on site of the rentals and what to place around them so they aren't an eyesore but accessible for servicing.

Steve discussed the need to better winterize our rentals to prevent issues, now that we are open all year.

Maintenance will be removing additional trees in the 180s and 190s.

Last year's winter projects motion included a list of sites. The sites did not get included in the winter work completed, in part due to staff turnover. David, Thurman and Bonnie walked each of those sites to check on urgency of the need to replace. The majority were simple board replacements due to a safety issue. Site 201 was already complete. Sites 24, 26 and 28 were started 2 years ago and need to be completed due to excessive mud and water issues. Maintenance staff and a group of volunteer members are busy making the repairs.

The BOD discussed water line replacement in the 300s and road replacement with Steve. Board members will look at our options and take the project under consideration.

Joyce Tallman – Business Manager:

Maintenance Fees collected as of May 31st, 2017	\$873,990.17
Maintenance Fees collected as of May 31st, 2016	\$861,271.66

There are 66 accounts that owe for the 2017 Maintenance fees, compared to 71 last year at this time.

There are 11 accounts that owe for the second portion of the 2017 Maintenance fees, compared to 33 last year at this time.

There are 18 names on the waiting list for RV storage and 2 golf cart spots available.

Joyce discussed the need for a second guard not just on holidays but during Friday and Saturday nights. Campers are coming in and the guard must make rounds. Members are also looking to buy ice. We have authorized her request for additional 16 hours of guard coverage on Fridays and Saturdays during our busy season. We will continue with double coverage during our usual holidays.

Thanks again to all those that helped during our one day sale. Tomorrow we look forward to the Arts and Craft sale and the bag lunch sale.

New Business:

The water usage restriction by White County has been lifted.
See Motion 1, General Meeting.

Meeting adjourned at 9:45AM to go into Executive Meeting.

Executive Meeting called to order by David Stover at 9:45AM:

Motions Follow:

1. Motion to approve the Executive Meeting Agenda for June 16, 2017 at 9:45.
Motion made by Bonnie Jordan Seconded by David Stover
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays - none Absent – Beth and Arlon
Motion Approved
2. Motion to approve the Board of Directors Executive Meeting Minutes for May 19, 2017
Motion made by Bonnie Jordan Seconded by David Stover
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Absent – Beth and Arlon
Motion Approved
3. Motion- We have verified the applications for the Board of Directors, of Doug Jackson, Mary Hill and Kathy Davis.
Motion made by David Stover Seconded by Bonnie Jordan
Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Arlon and Beth
Motion Approved
4. Motion to adjourn the Board of Directors Executive Meeting at 9:50AM
Motion made by Bonnie Jordan Seconded by Frank Ward
Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Beth and Arlon

Meeting restarted at 10:10 AM in the Activities Building (open meeting).

Board Members in Attendance:

David Stover – President

Bonnie Jordan – Secretary

Thurman Carpenter, Frank Ward and Tommy Walker
Absent – Arlon Maddox and Beth Cruz

Meeting called to order by David Stover at 10:00 AM.

Prayer given

Pledge of Allegiance by all

Welcome remarks were made by President David Stover

Motions Follow:

1. Motion to allow camper and golf cart washing, per our rules, but no automobiles.
Motion made by David Stover Seconded by Tommy Walker
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Absent – Arlon and Beth
Motion Approved
2. Motion to approve the Agenda for the Board of Directors Meeting for June 16, 2017.
Motion made by Thurman Carpenter Seconded by Frank Ward
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Absent – Arlon and Beth
Motion Approved
3. Motion to approve the minutes for the Minutes for the Regular Board of Directors Meeting of May 19, 2017.
Motion made by Bonnie Jordan Seconded by Thurman Carpenter
Yeas – David, Bonnie, Tommy, Frank and Thurman Nays – none Absent – Arlon and Beth
Motion Approved
4. Motion to refurbish and place back in the playground the following items:
The duck and horse spring riders, the tire swing, the sand box and the infant swings.
Motion made by Bonnie Jordan Seconded by Thurman Carpenter
Yeas – David, Bonnie, Tommy, Frank and Thurman Nays – none Absent – Arlon and Beth
Motion Approved **Work Order**
5. Motion to refund the monies paid for the use of rental #167 for issues of the air conditioner and odors under the U#s 1806, 1973 & 2131, dated 5/26- 5/28.
Motion made by Frank Ward Seconded by Tommy Walker
Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none Absent – Arlon and Beth
Motion Approved **Work order**
6. Motion to adjourn the Regular Board of Directors Meeting of June 16, 2017 at 12: noon.
Motion made by Bonnie Jordan Seconded by Thurman Carpenter
Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Absent – Beth and Arlon
Motion Approved

Treasurer's Report by Beth Cruz given by David Stover:

- Reviewed and audited check ledgers thru May.
- Reviewed Payable receipts thru May.
- **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.**

David also read our Business Managers report as shown at the beginning of these minutes.

During our work session, we again discussed the wifi and the system is being closely monitored by the tech, off site. We are considering the best action to take to meet our needs.

We discussed the frequent requests for the return to the playground of the sand box, baby swings, the tire swing and replace the broken spring on one spring rider and refurbish both spring riders to return to the playground area. **See Motion 4.**

We read the letters from owners and again had one without a U# or name. We considered our responses to those that gave us their name or U# so we could respond.

David gave a review of our Executive Meeting which were general Motions to approve the Executive Agenda, last month's minutes, to verify the applications for the Board of Directors and to adjourn.

David mentioned for Arlon that we will be placing an information on site closings for repair and work signup sheets, as well as any other pertinent information regarding the Board. It will be placed above the computer desks. Please be sure to check it out as soon as it's up.

We will not be closing any area this winter except the sites scheduled for work.

We have many new owners and few members come to our Board meetings. Please pass on to any one you hear having problems with their sites, that we have SITE REVIEW forms in the office.

After David, Bonnie and Thurman walked all of the sites that Arlon listed for last year's "winter Project", it was discovered that the first site listed has already been redone. The rest of the sites only needed small safety repairs. Three of the sites from 2 years ago are being scheduled for completing necessary work regarding drainage of mud and water. The sites 24, 26 and 28 will be reworked as soon as they are not scheduled for use. The Board has each received an updated site review for all sites by Bonnie Jordan. The current site review began last fall and was completed in March. Hopefully it will help guide them in deciding what additional sites will be upgraded or equally necessary, repairs are needed.

Windstream continues working on the main lines and if you see them working – do not give them a difficult time or complain to the worker. Sadly, we are getting a reputation of being nasty to the workers and some won't even come here anymore. They are updating everything and sometimes the cable will not be working. Once complete, everything will be updated.

Activities by David Stover:

We are having a LIGHT SHOW for the Fourth of July celebration in addition to parades and multiple activities which will include a slip & slide, a dunking booth, a street dance just to begin with. We will be honoring our Military, Firemen and Police. Be sure to watch our Activity sheet for the list of events. Volunteers are needed.

David reminded us that we will be having a BBQ sandwich, chips & a drink brown bag lunch for sale for \$5.00 each, in the Activity Building, this Saturday during the Art and Crafts sale.

Equipment by Tommy Walker:

The new truck is here and is working well for moving campers.

Owners Relations by Frank Ward:

The Board received and read many letters. After discussion regarding each concern, responses from the Board will be sent to each owner.

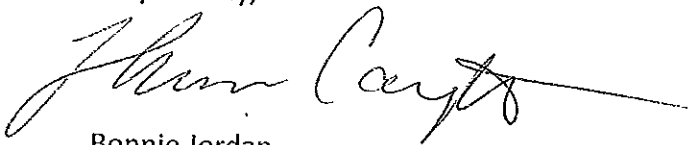
Covenants/By-Laws:

David announced there have been several meetings to set the committee up and the Board needs to prepare a Resolution to be signed by the Board members allowing for the use of our attorney. Kathy Davis is Chairman and Kathy Carpenter is Secretary. Aileen Connor, Ann Tanner and Doug Jackson are also on the committee. The Covenants will take a long time to go through and update the information.

Work Session for all Board Members available on Thursday – July 14th at 9:00 am.

Meeting Adjourned at 12: noon. See Motion 6.

Respectfully,

A handwritten signature in cursive script, appearing to read "Bonnie Jordan", with a long horizontal flourish extending to the right.

Bonnie Jordan