

Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
June 15, 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

Director's Reports:

Treasurer's Report by Doug Jackson:

- Reviewed and audited check ledgers for May 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 by Joyce Tallman presented by Doug Jackson:

There are 62 accounts that have not paid the 2018 maintenance fees.

There are 38 accounts that have not paid the 2nd portion of the 2018 maintenance fees.

There are 266 ownerships for sale.

There are 21 ownerships waiting for clear titles.

There are 41 owners waiting for RV storage and 6 waiting for Golf Cart Storage.

Complete report is available in the office for owner review.

Maintenance Manager's report by Steve Tallman presented by David Stover:

Park improvement work

- Expedited work orders.
- Keeping l/p in rentals. We used 26 gallons.
- Working on getting the pools cleaned from the 3 storms.
- Give thanks to the volunteers.
- Worked in area #6 from wash out 3 times.
- The pools past inspection on 5/16/2018.

Administration:

- Moved 400 campers from 5/16/18 to 6/14/18
- 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 this time we have a full staff.

Activities Report by David Stover:

We will be celebrating our July 4th holiday on June 30th. There will be a golf cart parade and a street dance and fun activities for the children. The DJ for the street dance has been requested to play a

greater variety of music. We will also be selling tickets for a BBQ plate for \$6.

Buildings by Thurman Carpenter:

- Replaced the TV in the laundry room.
- We will be replacing the roof on the pump house at the lower pool.
- Took care of the venting in the club house restrooms.

Covenant/By Laws by Kathy Davis

The proposed ByLaw changes are on our official website along with an email address if you have any questions or concerns. Please address these to "info@unicoisprings" and in the subject line type "ByLaws" or paper comment forms are available in the clubhouse and can be handed in to the office. We have had one Town Hall meeting with 39 in attendance and another is scheduled for July 1, at 2:30 p.m. in the Activity Building.

Grounds Report by David Stover:

- Full team of workers.
- Windstream's work is accomplished.
- Cutting grass.
- Replaced pump in the lower pool.

Equipment Report by Tommy Walker:

We have had to repair two floors in our rental trailers. One on site 65 and the other on site 231.

Owner Relations by Frank Ward:

The board received 4 letters which were discussed by the Board. The subject matter concerned a dog running loose, heating of the lower swimming pool during the September/October time frame, temperature in the office area, moving of camper involving upheaval of cabinet contents. Responses will be sent to each owner involved.

Rules and Regulations by Arlon Maddox:

With the holiday weekend coming up just a reminder to obey the rules and regulations and everyone should be courteous to one another.

Old Business:

WIFI – The WIFI system in area 1 and area 6 has been upgraded. If anyone has any problems with the system, please do not call Gunby directly. Write up your complaint and hand it in at the office. With the three severe storms we have had, we have not had the opportunity to trim the trees as yet.

Dog Run – We are accepting donations for the Dog Run and will need a set of rules for its usage. An owner suggested we have two separate areas separating the large and small dogs as well as smaller introduction area for the dogs to meet and greet.

New Business:

We have reviewed all applications and these candidates have been approved. Jason Hanley, Mary Hill, Johnny Simmons, David Stover. After considerable discussion with the owners present at the meeting, the board went into Executive session and Beth Cruz has also been approved.

Owner Comments:

- An owner was concerned that we have a short fall on the number of memberships sold this year. He suggested that we have a friends and family sale. David Stover reassured the owner that the board has already been discussing this issue and is looking into it.
- There was a suggestion that we have a "phone bridge" which would enable owners to phone in

to listen to the meetings if they were not in the park.

- Another concern was that we continue to upgrade the infrastructure of the resort even if additional monies were involved.
- It was suggested that we have late fees when dues are not paid on time.
- Owners questioned what the benefit to the owners would be to change the bylaws and that the benefits appeared to be in favor of the board. There was also concern regarding the amount of money that it would take to make these changes, and why we were pushing to get these through so quickly. The suggestion was that we take the time to make all the owners aware that changes are being suggested and give all owners the opportunity for input. David Stover agreed that the ByLaw changes should be slowed down to give everyone the opportunity for their input and perhaps this will go out with next years ballots.
- There was a question regarding the statement made by Mr. Carpenter during the April 2018 board meeting with regard to a July 2015 ByLaw Committee/Attorney telephone meeting.
- There was discussion by an owner regarding the term limits as stated in the ByLaws and that Mr. Stover and Mrs. Cruz were not eligible to run for the board this year.
- There was a further concern that we have an owner profiting by renting our rental units on Air B&B. This was brought up in November and it was said our attorney would be consulted. The owner would like further information on this.
- Beth Cruz addressed the board regarding her application and made comparisons to Mr. Stover's circumstances for running a third term. She expressed concern for the cash flow and said that was the reason she was running for the board. The board later went into Executive Session and approved her application.
- An owner requested additional information on the dead deeds.

Motions:

1) Motion to approve the June 15, 2018 Agenda for the Board of Directors Meeting as amended.
Made by Tommy Walker Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

2) Motion to approve the minutes of the May 18, 2018 Board of Directors Regular Meeting as amended.
Made by Tommy Walker Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

3) Motion to revoke the rule approved by Motion #6 of May 18, 2018 board meeting which was to charge a \$10.00 fee per night to all non owners who occupy a camping site.
Made by Thurman Carpenter Seconded by Frank Ward
Vote in favor David Stover, Thurmond Carpenter, Doug Jackson, Arlon Maddox, Tommy Walker, Frank Ward
Vote against Kathy Davis

Motion approved
Motion to adjourn at 11:05 a.m.
Made by Kathy Davis Seconded by Frank Ward
Vote unanimous in favor
Motion approved

Meeting Adjourned at 11:05 a.m.

Respectfully,

Kathy Davis