

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
July 20, 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

Treasurer's Report by Doug Jackson:

- Reviewed and audited check ledgers and cash summary for June 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 presented by Doug Jackson:

- There are 43 accounts that owe for the 2018 maintenance fees.
- There are 26 accounts that owe the second portion of the 2018 maintenance fees.
- There are 39 names on the waiting list for RV storage.

Complete report is available in the office for owner review.

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

Work completed by maintenance personnel from 6/15/2018 thru 7/16/2018

Park improvement work:

- Expedited work orders
- Keeping l/p in rentals, we used 33 gallons
- Started working on the J lot
- Took the Ford 4500 back hoe to the shop
- Took trees at #125 and 110 out
- Give thanks to the volunteers
- Install pump at creek for irrigation and events

Administration:

- Moved 503 campers from 6/16/18 to 7/16/18
- 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

Director's Reports:

Activities Report by David Stover:

- A boy had a mishap with his bicycle during the July 4th weekend.
- We are looking for volunteers for our Labor Day weekend celebration.

Buildings by Thurman Carpenter:

- We spent \$362.50 this month.
- We are changing our lights to LED's

Covenant/ByLaws by Kathy Davis

- ByLaws and Covenant are being worked on simultaneously. This is a long range project.
- Overdue Accounts (dead deeds) Over 200 hours have been put in on the dead deed project. We may be getting 5 deeds back. Work is continuing. Official report will be given next week.

Entertainment by Tommy Walker:

Bingo has been canceled for tomorrow because the Johnny Cash impersonator will be here.

Equipment by Tommy Walker:

The Ford 4500 tractor is being repaired.

Grounds Report by David Stover:

- The Golf cart storage area near the upper pool has been expanded to add an additional 10 spaces. Six of those spaces have already been rented.
- The new "J" camper storage lot is progressing. We presently have 12 infrequently used campers relocated there.

Owner Relations by Frank Ward:

The board received 9 letters which were discussed by the Board. Responses will be sent.

Rules and Regulations by Arlon Maddox

We are changing our reservation time limit for single membership owners when making reservations for "guests" while they are also in the resort. Please see Motion #5 below.

Old Business:

- **WIFI system:** We are once again adding additional equipment to our WIFI system. If you experience any problems with the system, do not call Gunby Communications directly. Please fill out a form in the office to report your problem.
- **Funding of Dog Run:** We would like to thank those of you who have already contributed to the Dog Run. We will continue to take contributions and have decided to supplement these so this can become a reality sooner. See Motion #8.

New Business:**Two Day Sale:**

There will be a 2 day ownership sale in honor of our 35th Anniversary. The price of a membership will be reduced to \$3,500 for those two days. This includes the maintenance fees for 2019. The sale will take place October 6th & 7th. Please see motion #6 for details.

Owner Comments:

- An owner was concerned because she had reported a problem with the golf cart storage area near the laundry several months ago which has not been resolved.
- An owner suggested that we need someone in the office to show potential buyers around rather than send them off on their own to explore the resort. He also suggested a "welcoming committee".
- An owner volunteered to donate the signage for the upcoming dog run area. Thanks ever so much.

Motions:

- 1) Motion to approve the July 20, 2018 Agenda for the Board of Directors Regular Meeting as written.
Made by Tommy Walker Seconded by Frank Ward
Vote unanimous in favor
Motion approved

- 2) Motion to approve the minutes of the June 15, 2018 Board of Directors Regular Meeting as written.
Made by Kathy Davis Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

- 3) Motion to adopt the Unicoi Springs Camp Resort Opening/Closing Standard Policy dated July 20, 2018. See attached copy.
Made by Kathy Davis Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

- 4) Motion made by electronic means on July 2, 2018. Motion to allow Steve Tallman to repair the spare donated tractor at an amount not to exceed \$2500.
Made by David Stover Seconded by Kathy Davis
Vote unanimous in favor
Motion approved

- 5) Motion to change our Rules & Regulations "B" *Reservation Procedure, #6 Reserving Use Period*, third sentence to read as follows: If an owner has one undivided interest and is on site and a guest or joint owner uses another site, the extra site for a guest may be reserved 14 days in advance of their arrival.
Made by David Stover Seconded by Tommy Walker
Vote unanimous in favor
Motion approved

- 6) Motion to have a 2 day ownership sale on October 6 & 7 from 9:00 a.m to 5:00 p.m. each day. Cost of ownership will be \$3,500 which includes the 2019 maintenance fees. All monies are to be paid in full by 5:00 p.m. October 7th.
Made by David Stover Seconded by Thurman Carpenter
Vote unanimous in favor
Motion approved

- 7) Motion to enhance our WIFI system to add radios and wire not to exceed \$1,168.75.
Made by David Stover Seconded by Tommy Walker
Vote in favor David Stover, Thurman Carpenter, Doug Jackson, Arlon Maddox, Frank Ward, Tommy Walker
Vote against Kathy Davis
Motion approved

- 8) Motion to allot a maximum of \$1,000 to supplement the donations collected to construct a dog run.
Made by Kathy Davis Seconded by Thurman Carpenter
Vote unanimous in favor
Motion approved

9) Motion to adjourn at 9:45 a.m.

Made by David Stover

Seconded by Thurman Carpenter

Vote unanimous in favor

Motion approved

Meeting Adjourned at 9:45 a.m.

Respectfully,

A handwritten signature in cursive script that reads "Kathy Davis". The signature is written in black ink and is positioned above the typed name.

Kathy Davis, Secretary

UNICOI SPRINGS CAMP RESORT
OPENING/ CLOSING
STANDARD POLICY
July 20, 2018

1. Area 2, 3, 4 and 6 will close November 15th leaving area 1, 5 and tent area open to minimize cost.
2. The first Tuesday after Labor Day close the upper pool and winterize pool and pump house. Drain water line under wooden deck.
3. The second Tuesday of September, turn heater off the lower pool leaving the lower pool open until the last Friday of September. Install cover over pool.
4. Both pools to be inspected by May 1, 2018 by White County Health Department. open and heat on the lower pool Monday before Memorial Day.
5. Maintenance, by second Monday of October cover all bath houses natural vents, check all electric heater in bath houses for proper operation.
6. Housekeeping after November 15th, start deep cleaning rental units in the area that will be closed, Maintenance will winterize all rental units and bathhouses as they are finished being deep cleaned. All rentals will be de-winterized before being rented.
7. Maintenance first Monday in December shut down well #2 that will not be needed. Drain the water system. Make sure the heat lamps are working at the well houses.
8. Area 2, 3 and 4 to open the first Monday in March. Area 6 to open Third Monday in March 3/18/2019. Area 1,5 will already be open,
9. Bath house 5, 1 to remain open.
10. Area 2 open if needed sites. (only) _____.

Respectfully submitted,

David Stover

7/16/2018