

**Unicoi Springs Camp Resort**  
**Board of Directors Regular Meeting Minutes**  
**August 18,2017**

**Board Members in Attendance:**

David Stover – President

Arlon Maddox – Vice President

Beth Cruz - Treasurer

Bonnie Jordan - Secretary

Frank Ward, Thurman Carpenter and Tommy Walker

**Absent for Managers Meeting only- Beth Cruz – Treasurer**

(Present for the Open Meeting at 10:28)

**Absent – Tommy @ 10:00** (absent for open meeting)

**Meeting called to order by David Stover at 8:25 AM.**

**Managers Meeting with Managers only called to order by the President.**

**Prayer and Pledge**

**Joyce Tallman – Business Manager:**

Maintenance Fees collected as of July 31 <sup>th</sup> , 2017	\$891,225.34
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Maintenance Fees collected as of July 31 <sup>th</sup> , 2016	\$875,268.24
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There are 37 owners that have not paid the 2017 maintenance fees and 3 accounts that owe for the second portion of 2017.

There are 34 names on a waiting list for RV storage and 1 spot available for Golf Cart Storage.

Joyce discussed concerns regarding our phone service. We are still having a few problems with our telephones. We are now linked with ETC and have been given other information that should help keep calls we put on hold. It has all been troublesome and we appreciate everyone's patience.

While the Covenants are being rewritten, some Members may want a copy with the new possible wording. There will be a \$6.00 charge for a copy. Once it goes out for a vote and is passed, all Members may get a copy from the office at no charge.

**Steve Tallman – Maintenance Manager:**

Work completed by Maintenance Personnel from 7/17/17 thru 8/18/17

**Park Improvement work:**

Expedited work orders.

The upper tent sites are about complete. We will continue to watch the drainage and make any necessary improvements.

Thanks to all volunteers.

We had to drain the upper and lower pools and refill.

We repaired a sewer line at site 224

**Administration:**

Moved 412 campers from 7/17/17 to 8/14/17.

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 this week, we hope to have a full staff for the first time in a long time.

We are still waiting for bids for the 1200ft of asphalt and the roofs for bath houses.

My old numbers show that the estimated cost for the asphalt will be about \$47,000.

Steve reported that the gas company said larger tanks next to our rental campers is a safety issue and Board will continue studying the possibility of a safer placement.

The Board will make a final decision on the extent of the winter work. **See Motion 1** for the area decision. Sites 26 & 14 From a Motion for work 2 years ago are scheduled to be completed.

**Managers Meeting is complete at 10:15**

**No Executive Meeting** – the Candidates were approved in the June 16, 2017 Executive Meeting and s found in the Minutes for the June 16, 2017 meeting and not a separate page.

**Meeting restarted in the Activities Building -open meeting.**

**Board Members in Attendance:**

David Stover – President

Arlon Maddox – Vice President

Beth Cruz - Treasurer

Bonnie Jordan – Secretary

Thurman Carpenter and Frank Ward

Absent – Tommy Walker

**Meeting called to order by David Stover at 10:28 AM.**

Prayer given

Pledge of Allegiance by all

Welcome remarks were made by President David Stover

**Motions Follow:**

1. Motion to shut down area 6 totally by November 15, 2017. Area 2 will be closed excepting for use of Unicoi Springs owned rentals. Bath House 2 will stay open.  
Sites 26 & 14 will be closed as of December 1, 2017 until further notice.  
Motion made by David Stover Seconded by Tommy Walker  
Yeas – David, Arlon, Bonnie, Thurman, Frank and Tommy Nays – none Absent – Beth  
Motion Approved
  
2. Motion to approve the August 18, 2017 Agenda for the Board of Directors Meeting.  
Motion made by Bonnie Jordan Seconded by Thurman Carpenter  
Yeas – David, Arlon, Beth, Bonnie, Thurman and Frank Nays – none Absent - Tommy  
Motion Approved
  
3. Motion to approve the minutes for the Board of Directors (Meeting) of July 21, 2017. With the change of the removal of paragraph on Winter Project. Just state the Board continues working on the Winter Improvement Project.  
Motion made by Bonnie Jordan Seconded by Thurman Carpenter  
Yeas – David, Arlon, Beth, Bonnie, Frank and Thurman Nays – none Absent - Tommy  
Motion Approved
  
4. Motion to place handrails on all rental campers.  
Motion made by Arlon Maddox Seconded by Frank Ward  
Yeas – David, Arlon, Beth, Bonnie, Frank and Thurman Nays – none Absent – Tommy  
Motion Approved Statement of Work
  
5. Motion to adjourn at 11:15. (the open Meeting of the Board of Directors)  
Motion made by Bonnie Jordan Seconded by Frank Ward  
Yeas – David, Arlon, Bonnie, Thurman, Beth and Frank Nays – none Absent – Tommy  
Motion Approved

**Treasurer's Report by Beth Cruz:**

- Reviewed and audited check ledgers thru July.
- Reviewed Payable invoices thru July and part of August.
- **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.**
- Worker's comp EXP Mod stayed the same for next year.
- Joley Mixon has started our annual audit for 2016. The Executive Board will meet with the auditor about a week before the September Board Meeting. Joley will present audit to the entire Board at our September Board Meeting and to the Owner's at the Annual Meeting.

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

During our work session, we discussed the ongoing problems with the office phone system and the wifi. We decided on the Winter Project area. The desire is to get all the information together and do our best to have it priced out so we are not going over in our allotted budget. We discussed the way Members advertise during our 2017 election season and the only information we found referred to staking signs on our sites, which isn't allowed. Further review on staking items on our sites is necessary.

**Activities by David Stover:**

Looking forward to our Fall Craft and Items sale. The Board would like input from participating Members about the sale in the spring. We opened it to the public and was the effort of many worth it to do it again. Our purpose was to get People of the area to realize we are here....We are the **best kept secret of White County** and frequently confused with Unicoi State Park! Visitors hopefully would tell their family and friends about our resort and possibly bring us new members.

**Grounds by Arlon Maddox:**

See Motion 1.

**Owners Relations by Frank Ward:**

The Board received 4 letters which were discussed by the Board. Responses will be sent.

**Short & Long Range Planning by Bonnie Jordan and comments by David Stover:**

Motion 1 gives owners the area that will be worked on this "winter", going up to site 300. This area has needed a redo for many years. Additionally, the right side is close to our property line and the upper sites have erosion problems. Our budget will determine how many sites get a total remake. This will be at least a 2 stage/year project with a plan to repave after the work is complete. We also included 2 sites that were not completed 2 years ago.

David said the Board will continue looking at roofs to include in Winter Work Projects or Capital Improvements. He also explained Motion 1, regarding the shutdown of area 6 And closing of area 2 excepting Unicoi Springs Rental Campers. The road will be blocked so Rental campers can go in and out but not continue up to area 6. The work and closure could last up to 5 months.

**Covenants/By-Laws:**

There have been great gains in the work of the Covenants Committee. A change in Attorneys was approved because of the confusions when the new By Laws were readied for our votes 3 years ago. The Committee requested a written decision from our new Attorney on how we get the votes. Written Consent is supposed to make it easier for organizations like ours, with members dispersed over states and as an exception HOA, don't live at Unicoi Springs. We

believe as Owners/Members come to camp, they can sign their vote over a year time span but we need to know exactly how Written Consent works. A reminder that we couldn't update our original Covenants for 30 years but the 30 years was 4 years ago. Also, parts of our By Laws must mirror our Covenants.

**Owners Concerns and Questions:**

The Board discussed with concerned owners, issues regarding voting differences for the Board, the By Laws and the Covenants. It can be very confusing.


We spoke of the unfairness of the By Laws if a Board Member doesn't live locally and doesn't have accessible a camper or Motorhome, especially if required to come to do Board work more than 1 day/month. It leads to a Board Member having to pay out of pocket money for a rental. We have been having at least 2 meetings/month and with Meet the Candidates, there was an additional 2 days required. We should not make all of our Board Members be only locals. This must be revisited by the Covenants/ ByLaws Committee.

We also discussed band width, wifi problems and foliage in response to questions.

**Work Session for all Board Members available on Friday – September 15th at 9:00 am.**

Meeting Adjourned at 11:15. **See Motion 5.**

Respectfully,

  
Bonnie Jordan