

**Unicoi Springs Camp Resort  
Board of Directors Regular Meeting Minutes  
August 17, 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 and cash summary for June 2018.
- Reviewed Payable Receipts.
- Joley Mixon has started our annual audit for 2017. The Executive Board will meet with the auditor about a week before the September board meeting. Joely will present the audit to the entire board at our September board meeting and to the Owners at the Annual Meeting.
- **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.**

We will not be renewing our CD at Suntrust Bank but instead will be placing the \$100,000 + interest monies into our investment account for operating expenses. See motion #3.

**Business Manager's report – Joyce Tallman** presented by Doug Jackson:

There are 19 names on the waiting list for RV storage and 4 spots available for Golf Cart 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 7/17/2018 to 8/17/2018

**Park improvement work:**

- Expedited work orders
- Putting RV's in the J/lot
- Working on dog run
- Seal roof on rentals 67 and 283
- Give thanks to the volunteers.

**Administration:**

- Moved 419 campers. Form 7/17/18 to 8/17/18
- 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.

Complete report is available in the office and on our website.

**Activities Report by David Stover:**

Labor Day weekend is fast approaching. We will have the slip & slide for the children, a street dance, and the BBQ sandwich plate for \$6.00. This should be a fun weekend for all. Volunteers to help with

the event are always welcome.

**Buildings by Thurman Carpenter:**

We have spent \$148 dollars this month on building repairs. The gazebo and bridge were pressure washed.

**Dead Deeds by Doug Jackson:**

The owner volunteers have spent many hours on this project and they have succeeded in recovering \$23,770. In addition, there will be 24 deeds returned to the association. Job well done!

**Equipment by Tommy Walker:**

A new clutch will be put in the donated backhoe and this should take about 2-3 weeks.

**Grounds Report by David Stover:**

We are one man short so are behind on weed eating. We certainly would welcome any volunteers who are willing to lend a hand. We are continuing to replace boards on decks. Pressure washing is in process and we have put water seal on 4 of the decks.

**Owner Relations by Frank Ward:**

The board received 6 letters which were discussed by the Board. Responses will be sent.

**Rules and Regulations by Arlon Maddox:**

With Labor Day upon us, the resort will be busy so please be mindful of others so we can all have a safe weekend.

**Old Business:**

**WIFI** – Just a reminder that if you experience any problems with the WIFI system to please come to the office and write up a complaint form describing where the problem is located and the type of problem you are having. Without your specific feedback it is difficult for us to describe to our Communications Company any problems we may be having.

**Two Day Sale** – Just a reminder that we are offering an Ownership Sale Weekend to celebrate our 35<sup>th</sup> Anniversary on October 6 & 7<sup>th</sup>. The price of an ownership will be lowered to \$3,500 for that weekend only. We will be needing volunteers for that weekend, so please let the directors or office know if you are willing to lend a hand.

**Dog Run** – Yes, it's becoming a reality. We are in the process of removing trees in the area. Thanks to our owners we have received not only monetary donations, but fence posts and signage. We have received fencing at cost. Dog run progress can be seen at the back of the lake near the drive that leads to the camper storage area.

**Camper Storage** - J lot is being further developed. We are putting down approximately \$1,200 worth of gravel to further develop the lot. We presently have 10 campers in the area and we plan on expanding the area to hold approximately 20 more campers.

**New Business**

**Additional Comfort Station** - At the owners request the board has decided to move forward with placing a small Comfort station across from the Chapel. It will be handicap accessible, open 24/7, and be a small 8'x10' structure. See motion #6.

**Owner Comments**

- An owner asked if the new comfort station would be permitted by the county and where it would be located. David replied that yes we would work with the county for the permits and the location would be near the shuffleboard court. We would only lose one parking spot.
- An owner requested that we use an independent firm to count our election ballots. The chairman of that committee described the ballot counting process. The board felt that it was not necessary to spend money on this item. David said that if any candidate would like to “observe” the process that he should coordinate that with the Chairperson of the ballot counting team.
- An owner asked that the general subject matter of the letters sent to the board be announced to the owners. David responded that 2 were regarding directors' behavior, heating of upper pool, different band, request for road repair and grass trimming.

Meeting adjourned at 9:30 a.m.

**Motions:**

1) Motion to approve the August 17, 2018 Agenda for the Board of Directors Meeting as amended to include comfort station across from Chapel.

Made by David Stover                      Seconded by Frank Ward

Vote unanimous in favor

Motion approved

2) Motion to approve the minutes of the July 20, 2018 Board of Directors Regular Meeting as written.

Made by Kathy Davis                      Seconded by David Stover

Vote unanimous in favor

Motion approved

3) Motion to redeem the SunTrust Bank \$100,000 plus interest CD #100000001 and put those funds in the investment account for operating expenses.

Made by Thurmond Carpenter                      Seconded by Doug Jackson

Vote unanimous in favor

Motion approved

4) Motion to enter into a one year contract with Blossman Gas for propane at a cost of \$1.49<sup>9</sup> and no cost for the tanks.

Made by David Stover                      Seconded by Arlon Maddox

Vote unanimous in favor

Motion approved

5) Motion to offer direct deposit to those employees who wish to participate as of January 1, 2019.

Made by David Stover                      Seconded by Arlon Maddox

Vote unanimous in favor

Motion approved

5) Motion to move forward with the construction of a restroom to be located across from the chapel not to exceed \$3,500 of which \$2,000 will be donated by the chapel.

Made by Frank Ward                      Seconded by Thurmond Carpenter

Vote in favor David Stover, Thurmond Carpenter, Doug Jackson, Kathy Davis, Tommy Walker, Frank Ward

Vote against Arlon Maddox

Motion approved

6) Motion to adjourn at 9:30 a.m.

Meeting Adjourned at 9:30 a.m.

Respectfully,

A handwritten signature in cursive script that reads "Kathy Davis".

Kathy Davis, Secretary