

Unicoi Springs Camp Resort

Board of Directors Regular Meeting Minutes

September 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

Meeting called to order by David Stover at 9:50AM

Opening Prayer

Comments by David Stover

David explained that Arlon is unable to attend due to a death in the family.

Motions Follow:

1. Motion to approve Minutes for August 18, 2017 Board of Directors Meeting.

Motion made by David Stover Seconded by Tommy Walker

Yeas – David, Bonnie, Frank, Thurman and Tommy Nays – none

Absent – Arlon Abstain – Beth

Motion Approved

2. Motion to accept the September 17, 2017 (Regular Agenda) with the exception of calling an Executive Meeting at 9:18 AM.

Motion made by Bonnie Jordan Seconded by Tommy Walker

Yeas – David, Beth, Bonnie, Thurman, Frank and Tommy Nays – none

Absent – Arlon

Motion Approved

3. Motion to approve Regular Meeting Agenda for September 16, 2017 for the Board of Directors with the correction of the date of 9/16/2017 from 9/17/2017.

Motion made by Bonnie Jordan Seconded by Tommy Walker

Yeas – David, Beth, Bonnie, Thurman, Frank, and Tommy Nays – none

Absent – Arlon

Motion Approved

4. Motion to approve the Agenda for the Annual Owners' Meeting as presented with the exception of Beth will be presented by David Stover (for 9/16/17).

Motion made by Bonnie Jordan Seconded by Tommy Walker

Yeas – David, Bonnie, Thurman, Frank and Tommy Nays – none Absent –

Arlon Abstain – Beth

Motion Approved

5. Motion to accept the Contract with Blossman Gas for \$1.399/gal, with no tank rental fee, until 8/31/18.

Motion made by Tommy Walker Seconded by Frank Ward

Yeas – David, Beth, Bonnie, Frank, Thurman and Tommy Nays – none

Absent – Arlon

Motion Approved

6. Motion to accept a 4year lease at \$299.00/mo. With duplicating products and supplies except paper and any monthly usage overages.

Motion made by David Stover Seconded by Bonnie Jordan

Yeas – David, Beth, Bonnie, Thurman, Frank and Tommy Nays – none

Absent – Arlon

Motion Approved

7. Motion to allow our Maintenance Manager to start the Winter Project starting at site 315 to the well house and site 77. Replacing our water lines

and valves as necessary and upgrade, where needed, the electric to 50amp service at the sites. Gravel where needed.

Motion made by Bonnie Jordan Seconded by David Stover

Yeas – David, Beth, Bonnie, Frank, Thurman and Tommy Nays – none

Absent – Arlon

Motion Approved

8. Motion to close (adjourn) the Regular Meeting at 10:45AM.

Motion made by Bonnie Jordan Seconded by Thurman Carpenter

Yeas – David, Beth, Bonnie, Thurman, Frank and Tommy Nays – none

Absent – Arlon

Motion Approved

Maintenance Manager Report:

Work completed by Maintenance personnel from 8/19/2017 thru 9/16/17.

Park improvement work

- Expedited work orders.
- Cut grass in park and shrubs with help from day labor.
- Thank all volunteers.
- Cover the upper pool.
- Turn off heater at the lower pool on 9/12/2017.
- Close the upper pool on 9/5/2017.

Administration

- Moved 490 campers from 8/15/17 to 9/16/17.
- Put enzymes in septic system and inspected playground equipment.
- Checked daily readings.
- Sent in monthly well reports and quarterly water sample.
- Filled rental propane.

The Board reviewed the Business Manager's report which will be given to our Owners at the Annual Owners' Meeting this afternoon.

Beth gave us her Treasurers' report which David will give at the annual meeting. She also discussed the contracts that were up for renewal. See **Motions 5 & 6**. Beth will be absent for the Annual Owners' Meeting, to go to work.

We reviewed the Maintenance Manager's report and discussed our need to allow Steve to prepare for the Winter Project. See **Motion 7**

The balance of the reports will be given at the Annual Owners' Meeting this afternoon.

The Board discussed fencing an area for a dog run and possible issues that will come up. Where would owners park their golf carts while attending their dog. Will it only be for dogs- discrimination problems. How will aggressive dogs be handled. Will owners co-operate in cleaning up after their pet/pets. We continue finding that some owners don't pick up after their pets around our Resort, even in the dog walk areas with bags provided. The Board will continue researching the possibilities.

Owner concerns:

We discussed the question of bird houses and recognized that we had agreed to them several years ago. Bird houses were put up many years ago and we would benefit from them again. We also discussed pet waste disposal cans at dog walks. There was a request for the lower pool to be open the month of September and again a request to lower lights at the puzzle table. Responses will be sent to the concerned owners.

The Board adjourned. See **Motion 8**.

After a short break, the Board will meet with Joely Mixon to preview the Auditor's Report which will be given by Joely at the Annual Owners' Meeting this afternoon.

Respectfully,


Bonnie Jordan, Secretary